Revised January 1, 2007

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:

_____ and ending on _____
(date of purchase) (date of this form)

PROPERTY ADDRESS: 1450 Clure Brown Rd

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	___	___	___
(b) Electrical system	___	___	___
(c) Appliances	___	___	___
(d) Floors and walls	___	___	___
(e) Doors and windows	___	___	___
(f) Ceiling and attic fans	___	___	___
(g) Security system	___	___	___
(h) Sump pump	___	___	___
(i) Chimneys, fireplaces, inserts	___	___	___
(j) Pool, hot tubs, sauna	___	___	___
(k) Sprinkler system	___	___	___
(l) Heating age_____	___	___	___
(m) Cooling/air conditioning age_____	___	___	___

Explain: _____

_____

2. FOUNDATION/STRUCTURE/BASEMENT			
(a) Any defects or problems, current or past, to the foundation or slab?	___	___	___
(b) Any defects or problems, current or past, to the structure or exterior veneer?	___	___	___

Explain: _____

_____

(c) Has the basement leaked at anytime since you have owned or lived in the property?	___	___	___
(d) When was the last time the basement leaked? _____			
(e) Have you ever had any repairs done to the basement?	___	___	___
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed? _____	___	___	___

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) JC Date/Time 1·13·16 1800

		YES	NO	UNKNOWN
	(h) Have you experienced, or are you aware of, any water or drainage problems with Regard to the crawl space?.....	___	___	___
3.	**ROOF**			
	(a) Age of the roof ?_____			
	(b) 1. Has the roof leaked at any time since you have owned or lived in the property?	___	___	___
	2. When was the last time the roof leaked?_____			
	(c) 1. Have you ever had any repairs done to the roof?	___	___	___
	2. If you have ever had the roof repaired, when was the repair performed?_____			
	(d) 1. Have you ever had the roof replaced?.....	___	___	___
	2. If you have had the roof replaced, when was the replacement performed?_____			
	(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)_____			
	(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?	___	___	___
	2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?_____			
4.	**LAND/DRAINAGE**			
	(a) Any soil stability problems?.....	___	___	___
	(b) Has the property ever had a drainage, flooding, or grading problem?.....	___	___	___
	(c) Is the property in a flood plain zone?.....	___	___	___
	(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	___	___	___
	Explain:_____			
5.	**BOUNDARIES**			
	(a) Have you ever had a staked or pinned survey of the property?.....	___	___	___
	(b) Do you know the boundaries?.....	___	___	___
	(c) Are the boundaries marked in any way?.....	___	___	___
	(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?	___	___	___
	Explain:_____			
	_____			
6.	**WATER**			
	(a) 1. Source of water supply _____			
	2. Are you aware of below normal water supply or water pressure?	___	___	___
	(b) Is there a water purification system or softener remaining with the house?.....	___	___	___
	(c) Has your water ever been tested? If yes, give results	___	___	___
	Explain: _____			
7.	**SEWER SYSTEM**			
	(a) Property is serviced by:			
	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 (AKA: "Home Package Plant")	___	___	___
	5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;	___	___	___
	6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....	___	___	___
	7. Category VII. No Treatment/Unknown.....	___	___	___
	(b) For properties with Category IV, V, or VI systems:			
	Date of last inspection (sewer): _____			
	Date of last inspection (septic): _____ Date last cleaned (septic): _____			
	(c) Are you aware of any problems with the sewer system?.....	___	___	___
	Explain:_____			
8.	**CONSTRUCTION/REMODELING**			
	(a) Have there been any additions, structural modifications, or other alterations made?.....	___	___	___
	(b) Were all necessary permits and government approvals obtained?.....	___	___	___
	Explain:_____			
9.	**HOMEOWNER'S ASSOCIATION**			
	(a) 1. Is the property subject to rules or regulations of a homeowner's association?.....	___	___	___
	2. If yes, what is the yearly assessment? $ _____			

Property Address 1450 Clure Brownrd

	YES	NO	UNKNOWN
(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: _____			
_____			

10. MISCELLANEOUS

(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 _____			
(q) Is the property in a historic district?.....	___	___	___

SPACE FOR ADDITIONAL INFORMATION

Seller has never lived in house, so property is AS-is!

The seller has owned this property since _____ (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.

X _____ 1/13/11 X _____ 1/13/11

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: _____ Seller: _____

Date: _____ 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

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) XJC Date/Time 1/13/11 6:00p.