A Frame

KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601

(502) 564-7760 SELLER'S DISCLOSURE OF PROPE

This form applies to residential real estate sales and purchases. This form is not required for				
test estate sales and parenases. This form is not required for	:			
 Residential purchases of new construction homes if a warranty is provided; 				
 Sales of real estate at auction; or A court supervised foreclosure 				
As a Seller, you are asked to disclose what you know about the property you are selling. Your a must be based on the best of your knowledge of the property you are selling, however and when the property you are selling, however and when the property you are selling, however and when the property you are selling.	nswers to the	questi	ons in th	is form
Please take your time to answer these questions accurately and completely.	ienever you g	ained t	hat kno	wledge.
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City Class Class State	7in			
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS	Zip 4210	1.		
disclosure of conditions" relevant to the listed property. This disclosure is based on the Secondition and the improvements thereon, however that knowledge was gained. This disclosure the Seller or real estate agent and shall not be used as a substitute for an inspection or warrange obtain. This form is a statement of the conditions and other information about the property knowledge, the Seller does not possess any expertise in construction, architecture, engineering, of the construction or condition of the property or the improvements on it. Unless otherwise and any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is expressional inspections of this property.	are form shall nty that the pown by the Sorrany other spivised, the Sentence to	I not be ourchas eller. Ur oecific a	a warr er may nless oth reas rel	enty by wish to nerwise ated to ducted er own
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known regardless of how you know about them or when you learned. (3) Attach additional pages, if the date and time of signing. (4) Complete this form yourself or sign the authorization at the elestate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an it mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unkn to closing that changes one or more of your answers to this form after you have completed as	necessary, wand of this form	ith your n to aut apply to	signatu horize t your pr	he real operty,
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y fancets were w	placed				
		N/A	YES	NO	KN
her or not they have been corrected	state whether there have been problems affecting:				N.P.
e foundation or slab				X	
					i
					ī
the best of your knowledge, has the	basement ever leaked?	X]
ve you ever had any repairs done to t	he basement?	×		П	[
ou have had basement leaks repaired	d, when was the repair done?				
ne basement presently leaks, how of	en does it leak? (e.g., every time it rains, only after an	extreme	ely hear	vy rain	et
11.					
you experienced, or are you aware o	f, any water or drainage problems in the crawl space?			V	[
ou aware of any damage to wood due	e to moisture or rot?				[
ou aware of any present or past wood etc. 12	infestation (e.g. termites, borers, carpenter ants,		2000		
	infactation?			×	
the house or any other improvemen	t been treated for an all if a size			×	[
es. by whom?	t been treated for wood infestation?			×	
ain any deficiencies noted in this Sect					
	G STRUCTURE ther or not they have been corrected, a foundation or slab to estructure or exterior veneer to electronic and walls to doors and windows the best of your knowledge, has the new you ever had any repairs done to the basement presently leaks, how off the basement presently leaks, how off the basement presently leaks, how off the basement of any damage to wood due to aware of any present or past wood etc.)? The way was a fany damage due to wood the house or any other improvements, by whom? There a warranty?	age of system: Cappiox 4 caps age of system: Cappiox 4 cappiox 4 caps age of system: Cappiox 4 cappiox 4 cappiox 4 cappiox	G STRUCTURE ther or not they have been corrected, state whether there have been problems affecting: e foundation or slab e structure or exterior veneer e floors and walls e doors and windows the best of your knowledge, has the basement ever leaked? There was the last time the basement leaked? They you ever had any repairs done to the basement? They was the dast time the basement leaked? They was the dast time the basement leaked? They was the last time the basement? They was the last time the basement leaked? They was the last time the basement leaked? They was the last time they was the repair done? They was the last time they was the repair done? They was the last time they was the repair done? They was they was the repair done? They was they was the repair done? They was a ware of any damage to wood due to moisture or rot? They was a ware of any damage to wood infestation? They was a ware of any damage due to wood infestation? They was a ware of any damage due to wood infestation? They was a warranty?	G STRUCTURE ther or not they have been corrected, state whether there have been problems affecting: e foundation or slab e structure or exterior veneer e floors and walls e doors and windows the best of your knowledge, has the basement ever leaked? International time the basement leaked? International time the basement? International time the basement leaked? International time the basement? International time the basement leaked? Internation	G STRUCTURE ther or not they have been corrected, state whether there have been problems affecting: e foundation or slab e structure or exterior veneer e floors and walls e doors and windows the best of your knowledge, has the basement ever leaked? veryou ever had any repairs done to the basement? ou have had basement leaks repaired, when was the repair done? the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain. riselyou experienced, or are you aware of, any water or drainage problems in the crawl space? ou aware of any damage to wood due to moisture or rot? ou aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, etc)? ou aware of any damage due to wood infestation? out have or any other improvement been treated for wood infestation? out aware of any damage due to wood infestation? out aware a warranty?

1.	Have you ever had the roof replaced? Kan be soon and the roof replaced?			X	
0	If the roof precently leader have of the state of the sta				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extrem Explain:	ely hea	vy rain	, etc.)	
77.					
h.	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?			×	
le	ase explain any deficiencies noted in this Section:			_	
. 1	AND / DRAINAGE	N/A	YES	NO	
a.	Whether or not they have been corrected, state whether there have been problems affecting:	14/14	11.3	140	K
	1) Soil stability			×	
	2) Drainage, flooding, or grading			×	
	3) Erosion		X	*	
	4) Outbuildings or unattached structures			X	
o.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood				
	histrance 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 adjoining this property?		-		
ea			×		
6	ose explain any deficiencies noted in this Section: repaired several erod Description of the property of the	ed	are	M	_
		N/A	YES	NO	к
	Have you ever had a staked or pinned survey of the property performed?		K		-
	Are you in possession of a copy of any survey of the property?		A		T I
	Are the boundaries marked in any way?		X		
1.	Explain: Survey Pins Do you know the boundaries?				
	Explain:		X		į
	Are there any encroachments or unrecorded easements relating to the property?				
	Explain:			×	
W	ATER				
	Source of water supply: County water	N/A	YES	NO	KN
	Are you aware of below normal water supply or water pressure?				
	Has your water ever been tested? If so, attach the results or explain.			×	[
	Explain:			×	[
SE	WER SYSTEM	A1 / A	Marie		ı
	Property is serviced by:	N/A	YES	NO	KN
	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: 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	×			
	Name of Servicer:	_		ш	
	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer):				
	Date of last inspection (septic):				
	Are you aware of any problems with the sewer system? e explain any deficiencies noted in this Section:			Z	

Summer Shade (4-France)				
, ,				
a. Have there been any additions structural modifications or otherwise.	N/A	YES	NO	KN
ended any additions, structural modifications, or other afterations made?			K	
 If so, were all necessary permits and government approvals obtained? Explain: 	X			
0. HOMEOWNER'S ASSOCIATION (HOA)				
	N/A	YES	NO	KN
a. 1) Is the property subject to rules or regulations of a HOA?2) If yes, what is the yearly assessment?			X	
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No.:				
b. Is the property a condominium?			54	
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate			X	
c. Are you aware of any condition that may result in an increase in taxes or assessments?			17	
Are any features of the property shared in common with adjoining landowners, such as walls			X	
rences, driveways, etc.?	"		X	
Are there any pet or rental restrictions?			X	
Explain:				
L. HAZARDOUS CONDITIONS				
	N/A	YES	NO	Ю
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 anying and I I			П	
water contamination, asbestos, the use of urea formaldehyde, etc.)	e, 🗆		K	
ch property may present exposure to lead from lead-based paint, which may cause certain healt Was this house built before 1978?			-	[
. Are you aware of the existence of lead-based paint in or on this house?			X	
RADON DISCLOSURE REQUIREMENT			×	[
RADON DISCLOSURE REQUIREMENT don is a naturally occurring radioactive gas that, when it has accumulated in a building in our			×	[
RADON DISCLOSURE REQUIREMENT don is a naturally occurring radioactive gas that, when it has accumulated in a building in suff alth risks, including lung cancer. The Kentucky Department for Public Health recommends radon it chfs.ky.gov and search "radon."			×	[
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e. Has this house ever been dama	aged by fire or other o	lisaster?			X	
Explain:			R			
f. Are you aware of the existence	of mold or other fun	gi on the property?			×	
g. Has this house ever had pets liv	ving in it?			×		
Explain: dogs						
h. Is this house in a historic distric	t or listed on any regi	stry of historic places?			X	
13. ADDITIONAL INFORMATION			N/A	YES	NO	KNO
Do you know anything else about the	e property that that sl	nould be disclosed to the Buyer? Attach additional sheets, as necessary.			X	
As Seller(s) I / we hereby cer	rtify that the informa	tion disclosed above is complete and acc	curate to th	ne best	of my	/ oı
As Seller(s) I / we hereby cernowledge and belief. I / we agree to closing. eller Signature	rtify that the informa to immediately notify	tion disclosed above is complete and acc Buyer in writing of any changes that be Seller Signature	curate to th	vn to m	of my	/ ou pric
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