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

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Dro	perty	Add	rocc
PIU	DELLA	Auc	11622

183 Lake Ridge Road

City Monticello

State

^{Zip} 42633

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (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 real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), 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(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary.

1. P	RELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
a.	Have you ever lived in the house?				
b.	List the date (month / year) you purchased the house.	Dec 2	214		
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain:				
d.	To the best of your knowledge, has the house been used as a rental?				
e.	To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?		Ø		
f.	To the best of your knowledge, has this house ever been used for anything other than a residence?				
	Explain:				

Page **1** of **5** KREC Form 402 12/2019 Seller Initials

12/01/2022 12:30pm

Buver Initials

Date/Time

2. HOUSE SYSTEMS Whether or not they have been corrected, state whether there have been problems affecting: N/A YI a. Plumbing dipin white Cficken Sank - for be (2 feetel) D. Electrical system		
a. Plumbing doin water Citcles Sink - to be required	s no	NO
b. Electrical system		
c. Appliances d. Celling and attic fans d. Celling and attic fans c. Security system f. Sump pump g. Chimneys, fireplaces, inserts h. Pool, hot tub, sauna l. Sprinkler system age of system: **DO{		
d. Celling and attic fans e. Security system Chimneys, fireplaces, inserts Depoil, hot tub, sauna Sprinker system Jefficial S		
e. Security system		
f. Sump pump g. Chimneys, fireplaces, inserts h. Pool, hot tub, sauna i. Sprinkler system j. Heating system age of system:		
g. Chimneys, fireplaces, inserts h. Pool, hot tub, sauna i. Sprinkler system j. Heating system age of system: ### OC		
h. Pool, hot tub, sauna i. Sprinkler system ge of system: \$00(
i. Sprinkler system age of system: \$\(\text{20} \) \ \text{ Latting system age of system: } \(\text{20} \) \ \text{ Latting system age of system: }		
j. Heating system age of system: \$000		
k. Cooling/air conditioning system age of system:		
N/A VER STRUCTURE N/A VER N/		
Please explain any deficiencies noted in this Section:		
a. Whether or not they have been corrected, state whether there have been problems affecting: 1) The foundation or slab 2) The structure or exterior veneer 3) The floors and walls 4) The doors and wildows 4) The doors and windows 5) In 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 an extremely lexiblin: h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space? i. Are you aware of any damage to wood due to moisture or rot? i. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)? k. Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treated for wood infestation? 2) If yes, by whom? 3) Is there a warranty? Please explain any deficiencies noted in this Section: 4. ROOF a. How old is the roof covering? (write the age of the roof if known) 4. ROOF b. 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?] LA	LA
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c. the property?	r o	
the property?	r o	
a. when was the last time the roof leaked?	Y 0 Y 0 S	
e. Have you ever had any repairs done to the roof? Page 2 of 5 Out Do Jul 2007 13:30 pm,		

PROF	PERTY ADDRESS: 183 Lake Ridge Road - Monticello, KY 426	33			
f.	Have you ever had the roof replaced?		0	口	
	If so, when? つか				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	ly heav	y rain,	etc.)	
	Explain:				
h.	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?				
Plea	se explain any deficiencies noted in this Section:	THE COLUMN TWO IS NOT		7	***
5. L/	AND / DRAINAGE	N/A	YES	NO	UN
a.	Whether or not they have been corrected, state whether there have been problems affecting:				
	1) Soil stability			U	Г
	2) Drainage, flooding, or grading			W	
	3) Erosion				
	4) Outbuildings or unattached structures				
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?		О	ø′	С
	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?			W	
Plea	se explain any deficiencies noted in this Section:				
6. B	OUNDARIES	N/A	YES	NO	KNO
a.	Have you ever had a staked or pinned survey of the property performed?			0	С
b.	Are you in possession of a copy of any survey of the property?			0	Ē
Ç.	Are the boundaries marked in any way?				
	Explain: Posts / Pins				
d.	Do you know the boundaries?		1		Ē
	Explain:	***************************************		***********	
e.	Are there any encroachments or unrecorded easements relating to the property?			Q	Е
	Explain:				
7. W	ATER	N/A	YES	NO	KNO
a.	Source of water supply: City		*******		
b.	Are you aware of below normal water supply or water pressure?			<u>u</u>	
c.	Has your water ever been tested? If so, attach the results or explain.				С
	Explain:	************	***************************************		
8. SE	WER SYSTEM	N/A	YES	NO	KNO
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 (HOME PACKAGE PLANT)				
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal		0		
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system				
	7. Category VII: No Treatment/Unknown				Ē
	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):				
c.	Are you aware of any problems with the sewer system?				
Pleas	se explain any deficiencies noted in this Section:				
	3 of 5 Form 402 12/2019 Seller Initials Date/Time Buyer Initials Date/Time				
	Seller Initials Date/Time Buyer Initials Date/Time				

9. CONSTRUCTION / REMODELING				
	N/A	YES	NO	UN- KNOWI
a. Have there been any additions, structural modifications, or other alterations made?	P. O			
b. If so, were all necessary permits and government approvals obtained?	——————————————————————————————————————		Ø	
Explain:				
10. HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	UN- KNOWN
a. 1) Is the property subject to rules or regulations of a HOA?				
2) If yes, what is the yearly assessment?	***********			
3) HOA Name:				
HOA Primary Contact Name:		*****	***************************************	*****
HOA Primary Contact Phone No.:	**************************************			
b. Is the property a condominium?				
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate			***************************************	
c. Are you aware of any condition that may result in an increase in taxes or assessments?			P	
Are any features of the property shared in common with adjoining landowners, such as walls	•			
d. fences, driveways, etc.?	' O			
e. Are there any pet or rental restrictions?				
Explain:				
11. HAZARDOUS CONDITIONS	N/A	YES	NO	UN- KNOWN
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or				
a. abandoned wells on the property?			9	
Are you aware of any other environmental hazards? (e.g. carbon monoyide hazardous wast	e		/	
water contamination, asbestos, the use of urea formaldehyde, etc.)	e, 🗆			
LEAD BASED PAINT DISCLOSURE REQUIREMENT				
Every purchaser of any interest in residential real property on which a residential dwelling was busuch property may present exposure to lead from lead-based paint, which may cause certain healt	h risks.	7.5		d that
c. Was this house built before 1978?				ᆜ
d. Are you aware of the existence of lead-based paint in or on this house?				
RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in suf health risks, including lung cancer. The Kentucky Department for Public Health recommends radon visit chfs.ky.gov and search "radon."				
e. 1) Are you aware of any testing for radon gas?				
2) If yes, what were the results?				
f. 1) Is there a radon mitigation system installed?		_==		
		-		
2) If yes, is it functioning properly?				
		amine		
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMEN A property owner who chooses NOT to decontaminate a property used in the production of m written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 K disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010. g. 1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine	AR 47:200.	Failure	to pro	perly
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENTAL Property owner who chooses NOT to decontaminate a property used in the production of movified disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 K disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010. g. 1) Is the property currently contaminated by the production of methamphetamine?	AR 47:200.	Failure	to pro	perly
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METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENTAL Property owner who chooses NOT to decontaminate a property used in the production of mustiten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 K disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010. g. 1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 12. MISCELLANEOUS a. Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property	N/A	Failure	to pro	UN-KNOWN
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENTAL Property owner who chooses NOT to decontaminate a property used in the production of movification of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 K disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010. g. 1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 12. MISCELLANEOUS a. Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)? Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to	N/A	YES	e to pro	UN-KNOWN

e. Has this house ever been damaged by						
	fire or other disa	aster?				
Explain:	Id					
 f. Are you aware of the existence of mol g. Has this house ever had pets living in 		on the property?		-		
g. Has this house ever had pets living in Explain:	ir.		<u>L</u>	<u>L</u>		
h. Is this house in a historic district or list	ted on any regist	ry of historic places?				
3. ADDITIONAL INFORMATION	ted on any region	Ty of finateric places.	N/A	YES	NO /	UN-
To you know anything else about the prope	erty that that sho	ould be disclosed to the Buyer?			d	KINO!
f yes, please provide details in the space pr	ovided, below. A	Attach additional sheets, as necessary.				
4. SELLER(S) CERTIFICATION (CHOOSE ONE) As Seller(s) I / we hereby certify the						
As Seller(s) I / we hereby certify to nowledge and belief. I / we agree to imm o closing.		ion disclosed above is complete and ac Buyer in writing of any changes that be				
eller Signature	Date	C-II Cit				
Weidi 5 Reddle		Seller Signature		D	ate	·
	12/01/200			D	ate	**************************************
		XX X				
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