

KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760 http://krec.ky.gov



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; or
- Sales of real estate at auction; or
- 3. A court supervised foreclosure.

As a Seller, you are asked to disclose what you know about must be based on the best of your knowledge of the prop	perty you are selling, however an	answers to	the qu	estions ined tha	in this t	form edge.
Please take your time to answer these questions accurately Property Address	and completely.					
3468 Empire Rd						
City Crofton	State KY	Zip 42217				
PURPOSE OF DISCLOSURE FORM: Completion of this form disclosure of conditions" relevant to the listed property. This dimprovements thereon, however that knowledge was gained, and shall not be used as a substitute for an inspection or warr conditions and other information about the property known by in construction, architecture, engineering, or any other specific improvements on it. Unless otherwise advised, the Seller has foundation or roof. The Buyer is encouraged to obtain his or have a supplementation.	lisclosure is based on the Seller's kind This disclosure form shall not be a ranty that the purchaser may wish to the Seller. Unless otherwise advised areas related to the construction of the conducted any inspection of ge	nowledge of warranty by o obtain. Th ed, the Selle or condition enerally inac	the pro the Sel is form i er does r of the pr cessible	perty's co ler or rea s a stater not posse roperty or	ndition a lestate a ment of t ss any e the	and the agent he expertise
INSTRUCTIONS TO THE SELLER(S): (1) Answer every quest how you know about them or when you learned. (3) Attach add (4) Complete this form yourself or sign the authorization at the elbehalf in accordance with KRS 324.360(9). (5) If an item does the answer to a question, mark "unknown." (7) If you learn any you have completed and submitted it, immediately notify your assembly accurate to the best of my / our knowledge as of the date significant to any person or entity in connection with actual of following information is not the representation of the real estimation.	ditional pages, if necessary, with your end of this form to authorize the real not apply to your property, mark "not fact prior to closing that changes on agent or any potential buyer of the changes following information regarding the gned. Seller(s) authorize(s) the real or anticipated sale of the property of	r signature a estate agen applicable.' e or more of ange in writ property. T	nd the d t to com ' (6) If your your an ing. his infor	late and to plete this ou truthfull swers to the rmation is ovide a co	me of signary do not this form	gning. your know after ad
Answer all questions to the BEST OF YOU	R KNOWLEDGE. Attach add	litional sh	eets a	s neces	sary.	
1. PRELIMINARY DISCLOSURES			N/A	YES	NO	UN- KNOWN
a. Have you ever lived in the house? If yes, please indicat	te the length of time:			X		
b. List the date (month / year) you purchased the house.			Buil	T 2	011	
c. Do you own the property as (an) individual(s) or as repr	resentative(s) of a company?		Th	00.		
Explain:						
d. Has the house been used as a rental? If yes, length of	time rented?				X	
e. Has this house ever been vacant (not lived-in) for more	than three (3) consecutive months	?	П		K	П
f. Has this house ever been used for anything other than	a residence?		П	T	K	
Explain:						
Seller Witials Date/Time	Page 1 of 5					

Date/Time

Buyer Initials

Date/Time

Seller Initials

12/2022

KREC Form 402

PROPERTY ADDRESS: 3468 Empire Rd, Crofton , KY 42217				
2. HOUSE SYSTEMS	Mesa			
Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a. Plumbing			X	
b. Electrical system			X	
c. Appliances			K	
d. Ceiling and attic fans	П		K	
e. Security system		T	V	П
f. Sump pump	W.	T	0	T
g. Chimneys, fireplaces, inserts		T	T/A	T
		H	X	H
h. Pool, hot tub, sauna	TX1			一一
i. Sprinkler system		-	IV	
j. Heating system age of system:			1/4	
k. Cooling/air conditioning system age of system:			A	
I. Water heater age of system: NEW 1023 Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problem		M		
New Hw heaters installed This ig: Tool les	N/A	YES	NO	un-
3. BUILDING STRUCTURE	IVA		140	KNOWN
Whether or not they have been corrected, state whether there have been problems affecting: The foundation or slab			PX)	
2) The structure or exterior veneer	H	H	-	H
3) The floors and walls		H	N	H
4) The doors and windows		H	V	П
b. 1) Has the basement ever leaked?		H	X	П
2) If so, when did the basement last leak?				
3) Have you ever had any repairs done to the basement?			П	
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 e	xtremely h	neavy rain	, etc.)	
Explain:				
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?			X	
d. Are you aware of any damage to wood due to moisture or not?			K	
 e. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)? 			K	
f. Are you aware of any damage due to wood infestation?			X	
1) Has the house or any other improvement been treated for wood infestation?		Q.	X	
2) If yes, by whom?				
3) Is there a warranty?				
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those proble	ms:			
4. ROOF	N/A	YES	NO	UN- KNOW
a. How old is the roof covering? Age of the roof if known:				
b. Has the roof leaked at any time since you have owned or lived at the property?		K		
c. Has the roof leaked at any time before you owned or lived at the property?	K			
d. When was the last time the roof leaked?	- seu	er sto	m	repa
e. Have you ever had any repairs done to the roof?		W.		
Seller/Initials Date/Time Page 2 of 5	uyer Initials		Date/	Time
General Marie Date Fillio	,			
Seller Initials Date/Time KREC Form 402 12/2022 B	uyer Initials		Date/	Time

3468 Empire Rd

If so, when? g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) J.A. 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? Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: S. LAND / DRAINAGE a. Whether or not they have been corrected, state whether there have been problems affecting: 1) Soil stability 2) Drainage, flooding, or grading 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? 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? Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: 6. BOUNDARIES 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? Explain: 0. Do you know the boundaries? Explain: 7. WATER A. YES NO A. YES	PROPERTY ADDRESS: 3468 Empire Rd, Crofton , KY 42217				
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Seller Initials Date/Time Buyer Initials Date/Time	c. Are you aware of any problems with the sewer system?			K	
		Buyer Initials	s	Date/I	ime
Seller Initials Date/Time KREC Form 402 12/2022 Buyer Initials Date/Time					

PROPERTY ADDRESS: 3468 Empire Rd, Crofton , KY 42217				
Please explain any deficiencies noted in this Section:				
9. CONSTRUCTION / REMODELING	N/A	YES	NO	UN-
a. Have there been any additions, structural modifications, or other alterations made?			X	KNOWN
b. If so, were all necessary permits and government approvals obtained?	X	П		H
Explain:				
10. HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	UN- KNOWN
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association	?		X	KAOWA
2) If yes, what is the annual or monthly assessment?				
3) HOA Name:				
HOA Primary Contact Name:	57.0			
HOA Primary Contact Phone No. and email address:		- 6.18		
b. Is the property a condominium?			K	П
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?			K	
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?			M	
e. Are there any pet or rental restrictions?			K	
Explain:				
11. HAZARDOUS CONDITIONS	N/A	YES	NO	UN-
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or	N/A	169	THE RESIDENCE	KNOWN
abandoned wells on the property? b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous was	to =		K	
water contamination, asbestos, the use of urea formaldehyde, etc.)	ie,		K	Ш
LEAD BASED PAINT DISCLOSURE REQUIREMENT				
Every purchaser of any interest in residential real property on which a residential dwelling was built purchaser of any present exposure to lead from lead-based paint, which may cause certain health	orior to 1978 risks.	is notifie	d that	
c. Was this house built before 1978?			X	
d. Are you aware of the existence of lead-based paint in or on this home?			K	
RADON DISCLOSURE REQUIREMENT				
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficier nealth risks, including lung cancer. The Kentucky Department for Public Health recommends radon to visit chfs.kv.gov and search "radon."	nt quantities, testing. For r	may pre nore info	sent rmation,	
e. 1) Are you aware of any testing for radon gas?			K	
2) If yes, what are the results?				
f. 1) Is there a radon mitigation system installed?			X	
2) If yes, is it functioning properly?				
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIRE A property owner who chooses NOT to decontaminate a property used in the production of metham written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 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?	phetamine M	MUST ma ilure to pr	ke roperly	
2) If no, has the property been professionally decontaminated from methamphetamine contamination?				
Explain:			No. of Contract of	UN-
12. MISCELLANEOUS	N/A	YES	NO	KNOW
Are you aware of any existing or threatened legal action affecting this property?			K	
b. Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?			Z	
Seller Initials Date/Time Page 4 of 5	Buyer Initials	5	Date/T	ime
Seller Initials Date/Time KREC Form 402 12/2022	Buyer Initials	5	Date/T	ime

c. Are you aware of any violations this property?	of local, state, or federal la	ws, codes, or ordinances relating to			X	
d. Are there any warranties to be p	passed on?			П	M	
Explain:						
e. Has this house ever been dama	ged by fire or other disaste	r?	П	П		
Explain:	M DUTTE OF					
. Are you aware of the existence	of mold or other fungi in the	e property?			K.	
g. Has this house ever had pets liv	ving in it?					
Explain:					1	
n. Is this house in a historic district	or listed on any registry of	historic places?		Ш		UI
 ADDITIONAL INFORMATION you know anything else about the 		Colored to the Division	N/A	YES	NO	KNO
yes, please provide details in the s	pace provided, below. Atta	ch additional sheets, as necessary.				
As Seller(s) I / we hereby certi	ify that the information di	sclosed above is complete and accu yer in writing of any changes that be				
	ify that the information di			own to r		
As Seller(s) I / we hereby certinowledge and belief. I / we agree closing. Eller Signature As Seller(s) I / we hereby certinas completed this form with information.	ify that the information di to immediately notify Bu Date ify that my / our Real Esta rmation provided by me /	yer in writing of any changes that be Seller Signature	ecome kn	own to r	Date (print na	me)
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