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Public Protection Cabinet		line.	1	
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500 More Street 2NE09		<u> </u>		
Frankfort, Kentucky 40601	·			
(502) 564-7760				
http://krec.ky.gov				
SELLER'S DISCLOSURE OF PROPERTY CONDITION				
his form applies to residential real estate sales and nurchases. This form is not required for				
Restdential parchases of new construction homosulfuse transfere provided by the construction of the state at auction; or				1
3. A court supervised foreclosure.				
As a Seller, you are asked to disclose what you know about the property you are selling. Your answ	vers to the au	estions	in this fo	orm
is a Select with any specific matching with the work of the mean the very and the matching how over and whe must be based on the best of white termined as of the mean the very are calling the work and whe have a specific the second these questions are writely and completely.	anav <u>a</u> r voli da	ined tha	T YODWIG	100 - F
TODERTY ADULESS				
10866 Liberty Rd	_			
State KY Z	^{Zip} 4273	33		1
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 3				-1-
mprovements on it. Unless otherwise advised, the Seller has not conducted any inspection of general oundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this pro- NSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known condition	lly inaccessible property. ions affecting th	areas su le propert	uch as the ty, regard	lle ss of l
n construction, architecture, engineering, or any other specific areas related to the construction or con- mprovements on it. Unless otherwise advised, the Seller has not conducted any inspection of general oundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this pro- NSTRUCTIONS TO THE SELLER(S) : (1) Answer every question truthfully. (2) Report all known condition wou know about them or when you learned. (3) Attach additional pages, if necessary, with your signal (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not appli- the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or m you have completed and submitted it, immediately notify your agent or any potential buyer of the change SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the prop- accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate statement to any person or entity in connection with actual or anticipated sale of the property or as of following information is not the representation of the real estate agent.	Ity inaccessible property. ature and the d re agent to com icable." (6) If yo nore of your an: in writing. perty. This infor ate agent to pro	areas su le propert ate and ti plete this u truthful swers to t mation is ovide a c	ty, regard ime of sig form on y ly do not i this form s true and copy of th	lless of jning, your know after d
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PROPERTY ADDRESS:				
2. HOUSE SYSTEMS				
Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN-
a. Plumbing		N		KNOWN
b. Electrical system	 		Ē	
c. Appliances			X	— <u>—</u> —
d. Ceiling and attic fans			<u> </u>	
e. Security system				<u>L</u>
	<u>i</u>		×	
f. Sump pump			X	
g. Chimneys, fireplaces, inserts		<u> </u>	X	
h. Pool, hot tub. sauna			X	
i. Sprinkler system			X	
j. Heating system age of system:			X	
k. Cooling/air conditioning system age of system: New jinstall May 2024	· [Σ		
I. Water heater age of system:			X	
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these proble	ems: <u>Na</u>	imal	dra	in
issues, has been repaired fresolved			•	
3. BUILDING STRUCTURE	N/A	YES	NO	UN-
a. Whether or not they have been corrected, state whether there have been problems affecting:				KNOWN
1) The foundation or slab			5	
2) The structure or exterior veneer			<u> </u>	
3) The floors and walls				
4) The doors and windows				
b. 1) Has the basement ever leaked?			<u> </u>	
2) If so, when did the basement last leak?				
3) Have you ever had any repairs done to the basement?	·····	\square	X	
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	extremely he	eavy 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?			×	
e. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?			\mathbf{x}	
f. Are you aware of any damage due to wood infestation?			<u> </u>	
1) Has the house or any other improvement been treated for wood infestation?			<u> </u>	
2) If yes, by whom?			<u> </u>	
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-
		163	X	KNOWN
a. How old is the roof covering? Age of the roof if known: <u>15 yr</u> . b. Has the roof leaked at any time since you have owned or lived at the property?				
 c. Has the roof leaked at any time before you owned or lived at the property? 			<u> </u>	
 d. When was the last time the roof leaked? 		<u> </u>		
e. Have you ever had any repairs done to the roof? a few shingles icplaced		\mathbf{X}		
The Frank was				
Seller Initials Date/Time Page 2 of 5				
-	uyer Initials		Date/Ti	me
JLB 5-7-34 11:00 Seller Initials Date/Time KREC Form 402 12/2022 B	uyer Initials		Data	
Seller Initials Date/Time KREC Form 402 12/2022 B	ayer minais		Date/Ti	

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX, 75201 <u>www.lwolf.com</u>

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PROPERTY ADDRESS:				
f. Have you ever had the roof replaced?			X	
If so, when?			y .⊐	
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely	v heavy ra	in. etc.)		
Explain:	·			
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing		17		
the entire roof covering? If so, when? Once in the last yr.		X		
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro	blems:			
5. LAND / DRAINAGE		YES	NO	UN-
a. Whether or not they have been corrected, state whether there have been problems affecting:	- MA	123	NO	KNOW
1) Soil stability	:""]			
2) Drainage, flooding. or grading			<u> </u>	
3) Erosion				
4) Outbuildings or unattached structures			<u>X</u> ম	
 b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood 			<u> </u>	
insurance for federally backed mortgages?				Ŋ
If so, what is the food zone?				
c. Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining	.]	:]		X
this property? Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro	blems:			
6. BOUNDARIES	N/A	YES	NO	KNOV
a. Have you ever had a staked or pinned survey of the property performed?			<u> </u>	
b. Are you in possession of a copy of any survey of the property?		<u> </u>		
c. Are the boundaries marked in anyway?		X		
Explain:				
d. Do you know the boundaries?		\mathbf{M}		
Explain:				
e. Are there any encroachments or unrecorded easements relating to the property?				X
Explain:				N
7. WATER	N/A	YES	NO	UN- KNOM
a. Source of water supply County Water	-		······	
b. Are you aware of below normal water supply or water pressure?			X	
c. Has your water ever been tested? If so, attach the results or explain.	 		<u> </u>	
Explain:				
B. SEWER SYSTEM	N/A	YES	NO	UN- KNOW
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, other onsite dispersal		X		
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system				
7. Category VII. No Treatment/Unknown				
Name of Servicer:				
b. For properties with Category IV, V, or VI systems:				
Date of last inspection (sewer): house				
Date of last inspection (septic): Date last cleaned (septic):				
c. Are you aware of any problems with the sewer system?			X	<u> </u>
TLR S-7-24 11:00 Dominate				
JLBS-7-24II:00Page 3 of 5Seller InitialsDate/TimeB	Lyer Initials	-	Date/T	ime
JLB 5-7-24 11:00 Seller Initials Date/Time KREC Form 402 12/2022 B	<u> </u>			
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PROPERTY ADDRESS: Please explain any deficiencies noted in this Section: 9. CONSTRUCTION / REMODELING a. Have three been any additions, structural modifications, or other alterations made? b. If so, were all necessary permits and government approvals obtained? Explain: 10. HOMEOWNER'S ASSOCIATION (HOA) a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowner's Association? 2) If yes, what is the annual or monthly assessment? 3) HOA Name: HOA Primary Contact Name: HOA Primary Contact Phone No, and email address: b. Is the property a condominum? If yes, you must a'so 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? d. Are any features of the property shared in common with adjoining landowners, such as walls, freides, circeways, etc.? e. Are there any pet or mental restrictions? Explain: 11. HAZARDOUS CONDITIONS a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandroned wells on the property? b. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abanchoed wells on the property? b. Are you aware of any underground storage tanks, old septic tanks,
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2) If yes, what are the results?
f. 1) Is there a radon mitigation system installed?
2) If yes, is it functioning property?
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT
A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make
written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly 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 methamphetamina
Explain:
12. MISCELLANEOUS N/A YES NO KIN
a. Are you aware of any existing or threatened legal action affecting this property?
b. Are there any assessments other than property assessments that apply to this property.
(e.g., sewer assessments)? \Box
JLB 5-7-24 1(:00 Page 4 of 5
Seller Initials Date/Time Date/Time
TLB 5-7-24 [[500] Page 4 of 5 Seller Initials Date/Time Buyer Initials Date/Time Seller Initials 5-7-24 []:00 Date/Time Date/Time

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p.5

PROPERTY ADDRESS:						
c. Are you aware of any violations of local, sta	te, or federal laws	codes or ordinances relating to				
this property?				<u></u>	X	
d. Are there any warranties to be passed on?					X	
Explain:						
e. Has this house ever been damaged by fire a	or other disaster?				- <u>\</u>	
Explain:						
f. Are you aware of the existence of mold or o	ther fungi in the p	roperty?		[]	~~~	<u> </u>
g. Has this house ever had pets living in it?					<u>×</u> X	
Explain:					<u></u>	
h. Is this house in a historic district or listed on	any registry of his	storic places?				
13. ADDITIONAL INFORMATION	<u> </u>		 N/A	YES	NO	لـــا ۱۳۹۰
Do you know anything else about the property th	at should be discl	osed to the Buyers?				
14. SELLER(S) CERTIFICATION (CHOOSE ONE) As Seller(s) I / we hereby certify that the i knowledge and belief. I / we agree to immedia to closing.	nformation discl tely notify Buyer	osed above is complete and ac in writing of any changes that	curate to the become kno	e best of own to m	'my∤ou le∤usp	ir rior
Seller Signature	Date	Seller Signature			Date	
KJoson Borntrager	5-7-24	I X				Í
As Seller(s) I / we hereby certify that my / has completed this form with information pro- the above-named agent harmless for any repr Seller Signature	vided by me / us	at my / our direction and reque	st. I / we fur ance with Kl	ther agrees RS 324.3	orint nar ee to ho 60(9). Date	ne) ld
As Seller(s) I / we refuse to complete this	form and acknow	vledge that the Real Estate Age	nt will so in	form the	Buver.	
Seller Signature	Date	Seller Signature)ate	
The Seller(s) refuse(s) to complete this fo	rm or to acknowl	edge such refusal.		<u>_</u>		
Broker / Agent Print Name		Broker Signature		C	ate	
The Buyer(s) hereby certifies the	ey have received	a copy of this Seller's Disclosu	ire of Prope	rty form		
Buyer Signature	Date	Buyer Signature			ate	
TLB 5-7-24 11:00 Seller Initials Date/Time JLB 5-7:24 11:00	Pag	e 5 of 5	Buyer Initials	-	Date/1	ime
Seller Initials Date/Time	KREC Form 4	- 12/2022 -	Buyer Initials	-	Date/T	ïme

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