Real Estate Augustia

KENTUCKY REAL ESTATE COMMISSION

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



Date/Time

Buyer Initials

SELLER'S DISCLOSURE OF PROPERTY CON	IDITION								
This form applies to residential real estate sales and purchases. This form is not requ	uired for:		(Carrie)	SO					
 Residential purchases of new construction homes if a warranty is provided; or 	r								
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					Charles and Charles and Charles				
must be based on the best of your knowledge of the property you are selling, however	er and whenever	you gair	ed that	know	ledge.				
Please take your time to answer these questions accurately and completely.									
215 BRADIEY LAVE									
City LEXINGTON '	State	Zip 4	0511						
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirement	nts of KRS 324.360	that ma	ndates	the "se	ller's				
disclosure of conditions" relevant to the listed property. This disclosure is based									
condition and the improvements thereon, however that knowledge was gained. Th	is disclosure form	shall no	t be a v	warran	ty by				
the Seller or real estate agent and shall not be used as a substitute for an inspection									
obtain. This form is a statement of the conditions and other information about the pr	107								
advised, the Seller does not possess any expertise in construction, architecture, engi	17702								
the construction or condition of the property or the improvements on it. Unless oth									
any inspection of generally inaccessible areas such as the foundation or roof. The E	Buyer is encourage	d to ob	tain his	or her	own				
professional inspections of this property.									
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report	all known conditi	ons affe	cting th	e prop	erty,				
regardless of how you know about them or when you learned. (3) Attach additiona									
the date and time of signing. (4) Complete this form yourself or sign the authorization	n at the end of thi	s form to	autho	rize th	e real				
estate agent to complete this form on your behalf in accordance with KRS 324.360(9).	(5) If an item does	not app	ly to yo	ur prop	erty,				
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 con	mpleted and subm	itted it,	immed	iately r	notify				
your agent or any potential buyer of the change in writing.									
SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regard	ing the property.	This info	rmation	is tru	e and				
accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize	NO. 70 NO. 50 NO. 65								
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.	ENVIRONMENTAL EN			5	Ď.				
Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Attach additional sheets as necessary.									
1. PRELIMINARY DISCLOSURES	9	N/A	YES/	NO	UN- KNOWN				
a. Have you ever lived in the house? If yes, please indicate the length of time:	.5 yes		ď						
b. List the date (month / year) you purchased the house.	,	VA.							
c. Do you own the property as (an) individual(s) or as representative(s) of a comp	any? OWR				DEFECT OF THE				
Explain:									
d. Has the house been used as a rental? If yes, length of time rented?				凶					
e. Has this house ever been vacant (not lived-in) for more than three (3) consecu	tive months?			Ø					
f. Has this house ever been used for anything other than a residence?									
Explain:									
CS 5/14/25 Page 1 of 5									
Seller Minals Date/Time 1	Ren	or Initial	_	Date	/Time				

KREC Form 402 12/2022

PROPERTY AD 2. HOUSE SYS					
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a. Plumbin	they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
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	age of system.			Z	
Please explain	any deficiencies noted in this Section and/or corrections or repairs to resolve these prob	lems:			
3. BUILDING S	TRUCTURE	N/A	YES	NO .	UN-
a. Whether	or not they have been corrected, state whether there have been problems affecting:	IV/A	163	NU	KNOWN
1) The fo	undation or slab			Ø	
2) The str	ructure or exterior veneer			V.	븝
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5) If the b	asement presently leaks how often does it leaks to a great time it relies and the			•	
Explain:	osement presently leaks, now often does it leak? (e.g., every time it rains, only after an	extreme	ly neav	y rain,	etc.)
	avnorianced as are year and a first transfer of the second as a se				
d. Are you a	experienced, or are you aware or, any water or drainage problems in the crawl space?			I	
				□Z/	
e. Are you a	ware of any present or past wood infestation (e.g., termites, borers, carpenter ants,			Ø	
	·				
				_G∕	
	Water heater age of system: 2 see explain any deficiencies noted in this Section and/or corrections or repairs to resolve these pro see explain any deficiencies noted in this Section and/or corrections or repairs to resolve these pro 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 -a) The doors and windows 1) Has the basement ever leaked? 2) If bo, when did the basement last leak? -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 are Explain: Have you experienced, or are you aware of, any water or drainage problems in the crawl space? Are you aware of any damage to wood due to moisture or rot? Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)? 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? 3) Is there a warranty? 3) Explain The New York Republication of the Republicatio				
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3) Is there	a warranty?				
7 A					
WAY AUD 1	HE NEW SUMP FAILED. (2 YEARS OLD!) THE PUMP WAS REPL	YED B	N TH	COEPE	
PANUFALTOR	- THE BASEMENT DID NOT LEAK BEFORE ALM THE RASEMENT	HASIL	TIG	AKM	Sut
. KUUF		N/A	YES	NO	UN-
				,	RALLANN
b. Has the ro	of leaked at any time since you have owned or lived at the property?			Ø,	
Water State Committee Comm				Ø	
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If so, when? 8. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy ra 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: 5. LAND / DRAINAGE 3. 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 Is she 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? Is sthere 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? A. Are the boundaries marked in any way? Explain: A. Are there any encroachments or unrecorded easements relating to the property? C. Are the boundaries marked in any way? Explain: A. Source of water supply: Explain: A. Source of water supply: Explain: A. Source of water supply: C. Has your water ever been tested? If so, attach the results or explain. Explain: A. Source of water supply: C. Are you aware of below normal water supply or water pressure? C. Has your water ever been tested? If so, attach the results or explain. Explain: A. Source of water supply: C. Category II: Private Treatment Facility 3. Category II: Private Treatment Facility 3. Category II: Subdivision Package Plant 4. Category II: Subdivision Package Plant 4. Category II: Subdivision Package Plant 4. Category II: Subdivision Package Plant 5. Category II: Subdivision Package Plant 4. Category II: Subdivision Package Plant 5. Category II: Su					/	1			
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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? C. Are the boundaries marked in any way? Explain: C. Do you know the boundaries? Explain: Explain: E. Are there any encroachments or unrecorded easements relating to the property? Explain: E. Are there any encroachments or unrecorded easements relating to the property? Explain: E. Are you aware of below normal water supply or water pressure? C. Has your water ever been tested? If so, attach the results or explain. Explain: 8. SEWER SYSTEM A. Property is serviced by: 1. Category II: Private Treatment Facility 2. Category II: Private Treatment Facility 3. Category II: Subdivision Package Plant 4. Category IV: Septic Tank with dispersal to an offsite, multi-property cluster treatment system NAME of Servicer: D. For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): Explain: Explain: Buyer Initials Buyer Initials Buyer Initials Buyer Initials					<u> </u>				
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Seller Initials Date/Time Buyer Initials	1	Page 3 of 5							
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Sellar Initials Date/Time KREC Form 402 12/2022 Buyer Initials	4	FORTH 402 12/2022 Buye	er initials		Date/T				

PROPERTY ADDRESS:					
	liciencies noted in this Section:				
9. CONSTRUCTION /	REMODEUNG	N/A	YES	NO,	()L
a. Have there bee	any additions, structural modifications, or other alterations made?			_⊠_	
b. If so, were all n	cessary permits and government approvals obtained?				
Explain:					
10. HOMEOWNERS	ASSOCIATION (HOA)	N/A	YES	NO,	IDOM IDOM
a. 1) Is the proper	ty subject to any restrictions, rules, or regulations of a Homeowners Associatio	n? 🔲		Ø	
	s 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 condominium?			Q	
If yes, you mus	also complete KREC Form 404, the Condominium Seller's Certificate				
	of any condition or legal action that may result in an increase in dues, taxes or			Ø	
assessments?					
	s of the property shared in common with adjoining landowners, such as wall	s, 🗆		[□]	
fences, drivew				/	
	et or rental restrictions?			Ø	
Explain:					
44 1145455511446					
11. HAZARDOUS COL	I paragraphic and the second s	N/A	YES	NO,	DEM
	of any underground storage tanks, old septic tanks, field lines, cisterns, or lls on the property?				
	of any other environmental hazards? (e.g., carbon monoxide, hazardous was	e, 🗆		N	
water contami	nation, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT		-		
	resent exposure to lead from lead-based paint, which may cause certain heal built before 1978?	th risks.		ਡ /	_
d. Are you aware	of the existence of lead-based paint in or on this house?			□/	
health risks, including visit chfs.ky.gov and		n testing. For		nforma	tion,
	re of any testing for radon gas?			四	
	were the results?				
	don mitigation system Installed?				
2) If yes, is it fu	nctioning properly?				
written disclosure of	METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT OF the chooses NOT to decontaminate a property used in the production of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 features contamination is a Class D Felony under KRS 224.99-010.	methamphet			
	rty currently contaminated by the production of methamphetamine?			豆	
(2) If no, has the	property been professionally decontaminated from methamphetamine			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
contamination Explain:					
12. MISCELLANEOUS		N/A	YES	NO /	U U
	of any existing or threatened legal action affecting this property?			B	000
	sessments other than property assessments that apply to this property			3	
Splicemikals	5/14/28 Page 4 of 5	Buyer Initials	(0	Da	te/Ti
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Seculatials	Pate/Time KREC Form 402 12/2022	Buyer Initials		Da	te/Tin

PROPERTY ADDRESS:						
c. Are you aware of any violation this property?	s of local, state, or federa	l laws, codes, or ordinances relating	to 🗆		Ø	
d. Are there any transferable war	ranties?		П		IN.	
Explain:						
e. Has this house ever been dama	aged by fire or other disas	ter?				
Explain:					<u> </u>	<u> </u>
f. Are you aware of the existence	of mold or other fungi or	the property?				==
g. Has this house ever had pets li		· · · · · · · · · · · · · · · · · · ·		<u>_</u>		_
Explain:						
h. Is this house in a historic distric	t or listed on any registry	of historic places?			□√	
13. ADDITIONAL INFORMATION	, , ,		N/A	YES	NO,	UN
Do you know anything else about the	e property that that shoul	d be disclosed to the Buyer?			ď	KNOV
If yes, please provide details in the sp	pace provided, below. At	tach additional sheets, as necessary.	200			
knowledge and belief. 1/ we agree	ertify that the informatio	n disclosed above is complete and a	accurate to th	e best n to m	of my ne / us	/ ou pric
to closing.		100 8000 0000 1000			.45530	
Seller Signature	Date /	Seller Signature		Da	ite	١
1 Miles	5/14/	25 anh Du	ean c	5	14	(2
As Seller(s) I / we hereby co has completed this form with inform the above-named agent harmless for	mation provided by me /	Estate Agent, us at my / our direction and reque at appear on this form, in accordan	st. I / we furt	her ag	print n gree to 0(9).	ame hol
Seller Signature	Date	Seller Signature		Da	ite	
	complete this form and a	cknowledge that the Real Estate Ag	ent will so inf	orm th	ne Buy	er.
Seller Signature	Date	Seller Signature	v.	Da	ite	
☐ The Seller(s) refuse(s) to co	mplete this form or to ac	knowledge such refusal.	<u> </u>			
Principal Broker / Real Estate Agent P		Principal Broker / Real Estate Age	nt Signature	Da	ite	
The Buyer(s) hereby	certifies they have receiv	red a copy of this Seller's Disclosure	of Property fo	orm.		
Buyer Signature	Date	Buyer Signature		Da	ite	
allog lotated.	Pa	ge 5 of 5			_	
eller Initials Date/Time	VDEC F		Buyer Initials		Dat	
eller Initials Date/Time	KNEC FOI	402 TELEVEE	Buyer Initials		Dat	e/Tin