KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NF09 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	5 not required for:
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- Residential purchases of new construction homes if a warranty is provided;
- 2. Sales of real estate at auction; or
- 3. A court supervised foreclosure

must be based on the best of your knowledge of the property you are selling, however and whenever Please take your time to answer these questions accurately and completely.				a uge
3334 Raginson Rd				
Cynthiana Ku	41	03	1	
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.36 disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's is condition and the improvements thereon, however that knowledge was gained. This disclosure for the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty the obtain. This form is a statement of the conditions and other information about the property known by advised, the Seller does not possess any expertise in construction, architecture, engineering, or any of the construction or condition of the property or the improvements on it. Unless otherwise advised, any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encourage professional inspections of this property.	knowledge m shall no at the pury the Selle ther spe- the Selle	ge of ti ot be a rchaser er. Unk cific are	warra warra may w ess other eas rela	nty by rish to rwise ted to
the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of tile estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item doc mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." to closing that changes one or more of your answers to this form after you have completed and sub your agent or any potential buyer of the change in writing.	(7) If you	learn:	our pro	perty,
SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property: accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real extat this statement to any person or entity in connection with actual or anticipated sale of the property law. The following information is not the representation of the real estate agent.	e agent t	to prov	ide a co	ev of
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_	3334 Robinson Rd				
	IOUSE SYSTEMS				
	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	. 490
à.	Plumbing			D	- T
ь.	Electrical system		D		
C.	Appliances				
d.	Ceiling and attic fans				Γ
e.	Security system				
f.	Sump pump			U	-
g.	Chimneys, fireplaces, inserts		U	D	1
h.	Pool, hot tub, sauna			th	-
i.	Sprinkler system			10	-
j-	Heating system age of system:				[
k.	Cooling/air conditioning system age of system:		1		ī
I.	Water heater age of system:		0		-
Plea	se explain any deficiencies noted in this Section:	7		-	_
		-/-		_	_
		+		-	
_		+	_	_	
	UILDING STRUCTURE	_			
а.		N/A	YES	NO	850
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			O	1
-	3) The floors and walls			D	- [
_					1
	4) The doors and windows				I
b	The state of the s			ū	I
	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 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	extrem	elý hea	w rain	, et
	Explain;	_/			
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	Q_			
L	Are you aware of any damage to wood due to moisture or rot?				
j.	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?				1
L	The state of the s		_		_
k.	Are you aware of any damage due to wood infestation?		B		(
-	Has the house or any other improvement been treated for wood infestation?			O	
_	2) If yes, by whom?			1	
	3) is there a warranty?				/
eas	se explain any deficiencies noted in this Section:				1
		_	-	_	+
		_	-	-/	_
-			_	/_	
200	NOT .	-	_/		
	OOF	N/A	YES	NO	
h.	How old is the roof covering? (write the age of the roof if known)				_
٥.	Has the roof leaked at any time since you have owned or lived at the property?				C
c.,	To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?	П			
1.	When was the last tirge the goof leaked?	-			_
-					Е
	Have you ever had any repairs done to the roof?				

	Have you ever had the roof replaced?			П	
	If so, when?				
g.	the state of the s	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?			ø	
Plea	ase explain any deficiencies noted in this Section:			/	
			-/		
		_	-		_
5. L	AND / DRAINAGE	N/A	YES	NO	***
a.	Whether or not they have been corrected, state whether there have been problems affecting:				- 50
	1) Soil stability				
	2) Drainage, flooding, or grading		0		-
	3) Erosion		-	0	Ċ
	4) Outbuildings or unattached structures		- 0	ä	Ė
	Is the house located within a Special Flood Hazard Area (SF)+A) mandating the purchase of flood			-	
b.	insurance for federally backed mortgages?			P	
	If so, what is the flood zone?		_	7	_
c	is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining	_	_	10	
-	this property?				
Pies	se explain any deficiencies noted in this Section:		1		
		9			
6. B	OUNDARIES	N/A	YES	NO	-
3.	Have you ever had a staked or pinned survey of the property performed?	Ò			
b.	Are you in possession of a copy of any survey of the property?				-
C.	Are the boundaries marked in any way?	D			E
	Explain:	1		-	
d.	Do you know the boundaries?		TO.		-
	Explain:		1		
e.	Are there any encroachments or unrecorded easements relating to the property?		0		- C
	Explain:			1	
7. W	ATER	N/A	YES	NO	DC.
a.	Source of water supply:			1	
ь.	Are you aware of below normal water supply or water pressure?				
	Has your water over been tested? If so, attach the results or explain.				
C.	funda a			1	
	Explain:				
B. SE	WER SYSTEM	N/A	YES	NO	***
	EWER SYSTEM Property is serviced by:		YES	NO	***
B. SE	Property is serviced by: 1. Category I: Public Municipal Treatment Facility			NO I	
B. SE	Property is serviced by: 1. Category I: Public Municipal Treatment Facility 2. Category II: Private Treatment Facility			1	
B. SE	Property is serviced by: 1. Category II: Private Treatment Facility 2. Category III: Subdivision Package Plant			6	0
B. SE	Property is serviced by: 1. Category II: Private Treatment Facility 2. Category III: Subdivision Package Plant 4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)		0	/a	
8. SE	Property is serviced by: 1. Category II: Private Treatment Facility 2. Category III: Subdivision Package Plant		0	000	
3. SE	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 6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	0 0	0	0000	
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8. Si 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 6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system 7. Category VII: No Treatment/Unknown Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer):			000000	
8. 58 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 6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system 7. Category VII: No Treatment/Unknown Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date last cleaned (septic):		0 0 0	000000	
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9. CONSTRUCTION / REMODELING					
		N/A	YES	NO-	
 Have there been any additions, structural 	modifications, or other alterations made?			0	
 If so, were all necessary permits and gover 	nment approvals obtained?		ø		E
Explain:			/		
10. HOMEOWNER'S ASSOCIATION (HDA)		N/A	YES	NO	550
 a. 1) Is the property subject to rules or regula 	tions of a HOA?		9		
2) If yes, what is the yearly assessment?				_	
3) HOA Name:				7	
HOA Primary Contact Name:				1	
HOA Primary Contact Phone No.:				1	
b. Is the property a condominium?					
If yes, you must also complete KREC Form	404, the Condominium Seller's Certificate			1	
 Are you aware of any condition that may re 	esult in an increase in taxes or assessments?				
d. Are any features of the property shared in fences, driveways, etc.?	common with adjoining landowners, such as walls,		ď	0	
e. Are there any pet or rental restrictions?	/				
Explain:	1			-	
		-		_	-
11. HAZARDOUS CONDITIONS		N/A	YES	NO	100
a. Are you aware of any underground storage	tanks, old septic tanks, field lines, cisterns, or		1	11.55	
abandoned wells on the property?			0/		
 Are you aware of any other environmental 	hazards? (e.g., carbon monoxide, hazardous waste,	-	_	1	
water contamination, asbestos, the use of a	urea formaldehyde, etc.) SED PAINT DISCLOSURE REQUIREMENT			P	
 Was this house built before 1978? Are you aware of the existence of lead-base 	ed paint in or on this house?		- E	0	-
	DON DISCLOSURE REQUIREMENT	- 4	/ []	П	
tadon is a naturally occurring radioactive gas th	nat, when it has accumulated in a building in sufficie	hun-	eleine .		
realth risks, including lung cancer. The Kentucky	Department for Public Health recommends radon tes	ting For	more	may pr	eser
risit chts.ky.gov and search "radon)"		7	HADE	HII OT III	2001
e. 1) Are you aware of any testing for radon go	25?	1		0	
2) If yes, what were the results?		70			
f. 1) Is there a radon mitigation system install	ed?		9		
2) If yes, is it functioning properly?			0	U	
METHAMPHETAMI	NE CONTAMINATION DISCLOSURE REQUIREMENT			1	
	aminate a property used in the production of meth	ampheta	amine I	MUST	mak
property owner who chooses NOT to decont		7.700	Failure	to pro	perf
property owner who chooses NOT to deconta written disclosure of methamphetamine contam	ination pursuant to KRS 224.1-410(10) and 902 KAR	17:200.		7	
property owner who chooses NOT to deconta written disclosure of methamphetamine contam isclose methamphetamine contamination is a Cl	ass D Felony under KRS 224.99-010.	17:200.		/	
property owner who chooses NOT to deconta written disclosure of methamphetamine contam isclose methamphetamine contamination is a Cl g. 1) Is the property currently contaminated b	ass D Felony under KRS 224.99-010. y the production of methamphetamine?	.7:200.	0/	6	
property owner who chooses NOT to deconta written disclosure of methamphetamine contam isclose methamphetamine contamination is a Cl g. 1) Is the property currently contaminated b	ass D Felony under KRS 224.99-010.		D/	0	
property owner who chooses NOT to deconta written disclosure of methamphetamine contam isclose methamphetamine contamination is a Cl g. 1) Is the property currently contaminated b 2) If no, has the property been professional	ass D Felony under KRS 224.99-010. y the production of methamphetamine?		1		
property owner who chooses NOT to decontain written disclosure of methamphetamine contami isclose methamphetamine contamination is a Cl g. 1) Is the property currently contaminated b 2) If no, has the property been professional contamination?	ass D Felony under KRS 224.99-010. y the production of methamphetamine?	0	K		
property owner who chooses NOT to decontain written disclosure of methamphetamine contami isclose methamphetamine contamination is a Cl g. 1) Is the property currently contaminated b 2) If no, has the property been professional contamination? Explain: 2. MISCELLANFOUS	ass D Felony under KRS 224.99-010. y the production of methamphetamine? ly decontaminated from methamphetamine		YES	□ NO	
property owner who chooses NOT to decontain item disclosure of methamphetamine contamisclose methamphetamine contamination is a Clg. 1) Is the property currently contaminated b 2) If no, has the property been professional contamination? Explain: Z. MISCELLANFOUS a. Are you aware of any existing or threatened Are there any assessments other than property.	ass D Felony under KRS 224.99-010. y the production of methamphetamine? ly decontaminated from methamphetamine legal action affecting this property?	O N/A	YES	D NO	0 3.0
property owner who chooses NOT to decontain itten disclosure of methamphetamine contamisclose methamphetamine contamination is a Clg. 1) Is the property currently contaminated b 2) If no, has the property been professional contamination? Explain: 2. MISCELLANFOUS a. Are you aware of any existing or threatened Are there any assessments other than property (e.g. sewer assessments)?	ass D Felony under KRS 224.99-010. y the production of methamphetamine? ly decontaminated from methamphetamine legal action affecting this property? erty assessments that apply to this property	□ □ N/A	YES	□ NO	0 110
property owner who chooses NOT to decontain itten disclosure of methamphetamine contamisations is a Close methamphetamine contamination is a Close methamphetamine contaminated bit in a contaminated bit in a contamination? Explain: MISCELLANFOUS Are you aware of any existing or threatened Are there any assessments other than property (e.g. sewer assessments)?	ass D Felony under KRS 224.99-010. y the production of methamphetamine? ly decontaminated from methamphetamine legal action affecting this property?	O N/A	YES	D NO	-

.

e. Has this house ever been damage	45-6				
Explain:	d by fire or other o	isaster?		-	0 0
f. Are you aware of the existence of	mold or other fun	oi on the property?			
6. Has this house ever had pets living	e in it?	ground the property?		_	
Explain:				0 1	
 h. is this house in a historic district or 	r listed on any reg	istry of historic places?	- (
13. ADDITIONAL INFORMATION			N/A		10 10
Do you know anything else about the pr If yes, please provide details in the spac	roperty that that s e provided, below	hould be disclosed to the Buyer? Attach additional sheets, as necessary.			CI CI
Setting	15				
As Seller(s) I / we hereby certifi	v that the informa	tion disclosed above is complete and acco			
As Seller(s) I / we hereby certify nowledge and belief. I / we agree to in o closing.	y that the informa mmediately notify	tion disclosed above is complete and accurate Buyer in writing of any changes that become	rate to th	n to me /	us prior
As Seller(s) I / we hereby certifinowledge and belief. I / we agree to in closing. eller Signature	y that the informa mmediately notify	Seller Signature	rate to th	n to me /	us prior
As Seller(s) I / we hereby certify nowledge and belief. I / we agree to it o closing. eller Signature As Seller(s) I / we hereby certify as completed this form with information	Date That my / our Re	Sellepsignature X - Lawil Room all Estate Agent,	ome know	Date (prin	us prior
As Seller(s) I / we hereby certify mowledge and belief. I / we agree to it to closing. eller Signature As Seller(s) I / we hereby certify as completed this form with information above-named agent harmless for an	Date That my / our Re on provided by me or representations	Seller Signature Seller Signature X - Sumul Loo cal Estate Agent, e / us at my / our direction and request, that appear on this form, in accordance w	ome know	Date (printher agree 24.360(9).	us prior
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As Seller(s) I / we hereby certification of the seller signature As Seller(s) I / we hereby certification of the seller signature As Seller(s) I / we hereby certificate completed this form with information above-named agent harmless for an eller signature As Seller(s) I / we refuse to complete to complete to complete the seller(s) I / we refuse to complete to complete the seller(s) I / we refuse to complete to complete the seller(s) I / we refuse to complete to complete the seller(s) I / we refuse the	p that the information of the provided by many representations Date	Sellepsignature X - Sellepsignature X - Sellepsignature X - Sellepsignature X - Sellepsignature A sellepsignature A sellepsignature A that appear on this form, in accordance we seller Signature X - Sellepsignature X - Sellepsignature X - Sellepsignature X - Sellepsignature A sellepsignature X - Sellepsignature A sellepsi	I / we furt	Date (printher agree 24.360(9).	17-20 at name)
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KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

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Please take your time to answer these questions accurately and completely.						
3314 Robinson Road						
Cynthiana	State	Zip	410	31		
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirem disclosure of conditions" relevant to the listed property. This disclosure is base condition and the improvements thereon, however that knowledge was gained. If 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 advised, the Seller does not possess any expertise in construction, architecture, enthe construction or condition of the property or the improvements on it. Unless of any inspection of generally inaccessible areas such as the foundation or roof. The professional inspections of this property.	ed on the Sel This disclosur- tion or warrant property kno- ngineering, or otherwise adv	ler's know e form sinty that the ewn by the any other ised, the	wiedge hall no ne pur e Selle r spec Seller	e of the a chaser r. Unle ific are has no	warran may w ss othe as relat ot cond	erty's ty by ish to rwise ed to ucted
gardless of how you know about them or when you learned. (3) Attach addition he date and time of signing. (4) Complete this form yourself or sign the authorizat	tion at the en-	d of this f	orm to		orize th	
mark "not applicable." (6) if you truthfully do not know the answer to a question, to closing that changes one or more of your answers to this form after you have o your agent or any potential buyer of the change in writing. SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regar accurate to the best of my / our knowledge as of the date signed. Seller(s) authorithis statement to any person or entity in connection with actual or anticipated sa	mark "unkno completed an rding the pro- rize(s) the rea	d submit perty. The	If you ted it, is info	learn a Immed	ny fact diately i n is trui ide a co	prior notify and py of
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KREC Form 402 12/2019 Seller Initials

Date/Time

Buyer Initials

Date/Time

2. HOUSE SYSTEMS	_			
Whether or not they have been corrected, state whether there have been problems affecting:	N/A		***	
a. Plumbing	17/4	YES	NO	-
b. Electrical system		-6	-	- [
c. Appliances		70	-	- 2
d. Ceiling and attic fans	-	0	岩	-
e. Security system		T I	-	-
f. Sump pump	-	- 10	-	-
g. Chimneys, fireplaces, inserts		0	H	-
h. Pool, hot tub, sauna		-		7
i. Sprinkler system		ä		10
j. Heating system age of system:		-	H	1
k. Cooling/air conditioning system age of system:				_
I. Water heater age of system:	0	-	-	1
lease explain any deficiencies noted in this Section:		7		_
. BUILDING STRUCTURE	N/A	YES		-
 Whether or not they have been corrected, state whether there have been problems affecting: 	~/^	113	NO	-
1) The foundation or slab	0			-
2) The structure or exterior veneer		0	-6	-
3) The floors and walls		-		÷
4) The doors and windows		-	-	
b. 1) To the best of your knowledge, has the basement ever leaked?		<u></u>	-	1
2) When was the last time the basement leaked?			L	÷
3) Have you ever had any repairs done to the basement?				c
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 a	n extrem	ely hea	w rain	pd.
Explain:		cij iica	.,	-
 Have you experienced, or are you aware of, any water or drainage problems in the crawl space. 	0	П		1
Are you aware of any damage to wood due to moisture or rot?		0	0	t
Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants.			7	_
fungi, etc.)?			D	I
Are you aware of any damage due to wood infestation?		0		- [
1) Has the house or any other improvement been treated for wood infestation?				- [
2) If yes, by whom?		7		
3) Is there a warranty?				
ease explain any deficiencies noted in this Section:				
	_			
		YES	NO	me
	N/A	-		
. How old is the roof covering? (write the age of the roof if known)				
How old is the roof covering? (write the age of the roof if known) 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			0	
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	0			

f.	ERTY ADDRESS: 3314 Robinson Rd Have you ever had the roof replaced?				
-	If so, when?		7		
	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremel	v heav	v rain	ete 1	
Pr.	Explain:	,	,	eve.	
	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing	_	-		
h.	the entire roof covering? If so, when?			0	
leas	se explain any deficiencies noted in this Section:)	
				_	
. LA	ND / DRAINAGE	N/A	YES	NO	100
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				Е
	4) Outbuildings or unattached structures				-
_	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood				
b.	insurance for federally backed mortgages? If so, what is the flood zone?				- 0
		_		\rightarrow	_
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water-shed on or adjoining this property?			0	0
les	se explain any deficiencies noted in this Section:		7	-	
-	Copies any exhibitions noted in this section.	_	\rightarrow	-	
	AMINISTE STATE OF THE STATE OF	****	tore		-
_	DUNDARIES	N/A	YES	NO	
a.	Have you ever had a staked or pinned survey of the property performed?			0	-[
ь.	Are you in possession of a copy of any survey of the property?				[
С.	Are the boundaries marked in any way?	П			[
_	Explain:	-	-	-	-
đ.	Do you know the boundaries?				
_	Explain:	-	-	-	-
e.	Are there any encroachments or unrecorded easements relating to the property?				1
	Explain: ATER	N/A	YES	NO	-
-	Source of water supply:	NA	1123	NO	-
a. b.	Are you aware of below normal water supply or water pressure?			0	[
	Has your water ever been tested? If so, attach the results or explain.			6	Ė
۲.			-		_
	Explain: WER SYSTEM	N/A	YES	NO	
a.	Property is serviced by:	144	-/	110	-
	Category I: Public Municipal Treatment Facility				- 0
	2. Category II: Private Treatment Facility		-		-
_	3. Category III: Subdivision Package Plant			D	-
_					ī
_	Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT) Category IV: Sentia Teach with design field Japanese weekland, or other paster dispersal.		픕		- [
	 Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal Category VI: Septic Tank with dispersal to an offsite, multi-property duster treatment system 	-	-	8	-
		늄	H	-	-
_	7. Category VII: No Treatment/Unknown		-4		-
	Name of Servicer:	_	1		_
D.	For properties with Category IV, V, or VI systems		1		
_	Date of last inspection (sewer): Date of last inspection (septic): Date last cleaned (septic):		1	-	
			n		1
C.					-
102	se explain any deficience spaled in this Section: 3 of 5	-	_		

9. 0					
	CONSTRUCTION / REMODELING	N/A	YES	NO	-
a.	Have there been any additions, structural modifications, or other alterations made?			0	
b.	The second of th	0/			
	Explain:	1			
10.	HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	UNIO N
a.	The section of the se				
	2) If yes, what is the yearly assessment?		_		
_	3) HOA Name:			1	
_	HOA Primary Contact Name:				
	HOA Primary Contact Phone No.:				1
b.					/ 0
	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate			1	
C.	the state of the s			JZÍ.	
d.	Are any features of the property shared in common with adjoining landowners, such as walls,		0	0	
_	fences, driveways, etc.?		4		-
e.	The state of the s				
	Explain:	_ /			
	HAZARDOUS CONDITIONS				
11.		N/A	YES	NO	100
a.	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or		D		
-	abandoned wells on the property?	_	7		
ь,	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)			U	
c. d.	h property may present exposure to lead from lead-based paint, which may cause certain health ris Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house?				0
-	RADON DISCLOSURE REQUIREMENT	U	п	Ы	L
Rad	on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficien	et cuan	titing	mai n	
hea	Ith risks, including lung cancer. The Kentucky Department for Public Health recommends radon test	tine For	more	inform	ation
visit	chfs.ky.gov and search "radon."		/		
e.	Are you aware of any testing for radon gas?	0/		U	
	2) If yes, what were the results?				
	Is there a radon mitigation system installed?				
f.			- C		
f.	2) If yes, is it functioning properly?			++	
A pr writ	METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of metha ten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 lose methamphetamine contamination is a Class D Felony under KRS 224.99-010.	7:200.	amine Failure	MUST to pro	operi
A pr	METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of methaten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 lose methamphetamine contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methamphetamine?	mphet	amine	MUST	operi
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A printing of the printing of	METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of methaten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 lose methamphetamine contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: MISCELLANEOUS 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	mphet: 7:200.	Failure yes	MUST to pro	

. Has this house ever been damag	ged by fire or other dis	aster?			-0	
Explain:						0
 Are you aware of the existence: 		on the property?			ď	
 Has this house ever had pets livi 	ng in it?				D	
Explain: h. Is this house in a historic district				/		_
 Is this house in a historic district ADDITIONAL INFORMATION 	or listed on any regist	ry of historic places?				
o you know anything else about the	property that that she	auld be disclosed to the Brown?	- N/A	YES	NO	mone.
		Attach additional sheets, as necessary.	_		-	_
Selli	ng As	,-15				
				_		
As Seller(s) I / we hereby cer nowledge and belief. I / we agree to o closing.	tify that the informati immediately notify l	ion disclosed above is complete and accusiver in writing of any changes that become	rrate to th	vn to n	ne/us	/ our prior
As Seller(s) I / we hereby cer nowledge and belief. I / we agree to closing. eller Signature	tify that the informati immediately notify l	Buyer in writing of any changes that become	rate to th	vn to n	ne/us	prior
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As Seller(s) I / we hereby cer nowledge and belief. I / we agree to closing. eller Signature As Seller(s) I / we hereby cer as completed this form with informs	Date United that the information immediately notify to the provided by me	Seller Senature Seller Senature X - World Boo I Estate Agent, / us at my / our direction and request.	ome knov	on to n	print n	prior
As Seller(s) I / we hereby cer nowledge and belief. I / we agree to closing. eller Signature As Seller(s) I / we hereby cer as completed this form with information above-named agent harmless for	Date United that the information immediately notify to the provided by me	Seller Senature Seller Senature X Third Box I Estate Agent, / us at my / our direction and request, hat appear on this form, in accordance were served.	ome knov	ther at	print no	prior
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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

KREC Form 402 12/2019 Seller Initials

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.

ley Hamner Lane	State	Zig	111	ולה		
Cipretliana	Ky		411	121		
URPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirem						
isclosure of conditions" relevant to the listed property. This disclosure is base						
ondition and the improvements thereon, however that knowledge was gained. I be Seller or real estate agent and shall not be used as a substitute for an inspecti						
btain. This form is a statement of the conditions and other information about the						
dvised, the Seller does not possess any expertise in construction, architecture, en						
he construction or condition of the property or the improvements on it. Unless a						
ny inspection of generally inaccessible areas such as the foundation or roof. The	Buyer is o	encour	ged to of	otain his	s or her	OW
rofessional inspections of this property.						
	11 JE1 16 am	item de		nly to w	our pro:	pert
the date and time of signing. (4) Complete this form yourself or sign the authorizate state agent to complete this form on your behalf in accordance with KRS 324.360(5) mark "not applicable." (6) If you truthfully do not know the answer to a question, or closing that changes one or more of your answers to this form after you have corour agent or any potential buyer of the change in writing. SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regard in the best of my / our knowledge as of the date signed. Seller(s) authorities statement to any person or entity in connection with actual or anticipated salaw. The following information is not the representation of the real estate agent.	mark "unk completed ding the p ize(s) the re ale of the p	roperti eal est propert	(7) If you bmitted it y. This info ate agent y or as of	learn a , immed ormatio to prov herwise	iny fact diately s in is tru ide a co provid	priotic e an
estate agent to complete this form on your behalf in accordance with KRS 324.360(5) mark "not applicable." (6) If you truthfully do not know the answer to a question, to closing that changes one or more of your answers to this form after you have cour agent or any potential buyer of the change in writing. EELER'S DISCLOSURE: As Seller(s), I / we disclose the following information regard accurate to the best of my / our knowledge as of the date signed. Seller(s) authorithis statement to any person or entity in connection with actual or anticipated salaw. The following information is not the representation of the real estate agent. Answer all questions to the best of your knowledge. Attach	mark "unk completed ding the p ize(s) the re ale of the p	roperti eal est propert	(7) If you bmitted it y. This info ate agent y or as oth	learn a , immedia to prov herwise	iny fact diately i in is tru ide a co provid	priotic e an
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Date/Time

Buyer Initials

Date/Time

Miw	OUSE SYSTEMS			201500	
	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	-
a.	Plumbing				
b.	Electrical system				
Ç.	Appliances	0			
d.	Ceiling and attic fans				
c.	Security system				
f.	Sump pump	,a		D	
g.	Chimneys, fireplaces, inserts		0		
h.	Pool, hot tub, sauna			D	
i.	Sprinkler system				
j.	Heating system age of system:				D
k.	Cooling/air conditioning system age of system:				
I.	Water heater age of system:				
lea	se explain any deficiencies noted in this Section:				
					7
_				7	-
_			_	7	
-	UILDING STRUCTURE	N/A	YES/	NO	100
a.	Whether or not they have been corrected, state whether there have been problems affecting:	MA	7	NU	-
et.	1) The foundation or slab		70		
-	2) The structure or exterior veneer		10		-
	3) The floors and walls		10	Ö	-
_	4) The doors and windows		D		
Ь.	1) To the best of your knowledge, has the basement ever leaked?	-	T .	H	H
О.	2) When was the last time the basement leaked?				_
-	3) Have you ever had any repairs done to the basement?			0	
-	4) If you have had basement leaks tegafred, 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	extrem	ely hea	w rain	etc
	Explain:				-
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?		П		
L	Are you aware of any damage to wood due to moisture or rot?	0	П	D	_
-	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants,		_	7	
j.	fungi, etc.)?				
-	Are you aware of any damage due to wood infestation?		D		
	1) Has the house or any other improvement been treated for wood infestation?		D		
k.			1		
*	/ If ves by whom?				
*	2) If yes, by whom?		1		
	3) is there a warranty?		1		
		_	1		
	3) is there a warranty?	_	1	_	
	3) is there a warranty?	=	1	-	
	3) is there a warranty?	=	1	\	
Ples	3) is there a warranty?	N/A	YES	NO	35
Ples	3) Is there a warranty? ase explain any deficiencies noted in this Section:	N/A	YES	NO LI	3 m
Plea	3) Is there a warranty? ase explain any deficiencies noted in this Section: ROOF How old is the roof covering? (write the age of the roof if known)				
Plea	3) Is there a warranty? ase explain any deficiencies noted in this Section: ROOF How old is the roof covering? (write the age of the roof if known) 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				
*le:	3) Is there a warranty? ase explain any deficiencies noted in this Section: ROOF How old is the roof covering? (write the age of the roof if known) 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				
ele:	3) Is there a warranty? ase explain any deficiencies noted in this Section: ROOF How old is the roof covering? (write the age of the roof if known) 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?				-

f. Have you ever had the roof replaced?				
If so, when?		/	7	
that we do not the best of the day of the ball of a more time it exists only after an outr	emely heavy	rain,	etc.)	
Explain:	/			
Have you ever had roof repairs that involved placing shingles on the roof instead of replacing	7_			_
the entire roof covering? If so, when?	/0			
	1			
lease explain any deficiencies noted in this Section:	-	_		
	-			
	1			
LAND / DRAINAGE	N/A	YES	NO	NON-CHA
a. Whether or not they have been corrected, state whether there have been problems affecting				
1) Soil stability		B		
2) Drainage, flooding, or grading			D	
3) Erosion			Ď.	
4) Outbuildings or unattached structures				
is the house located within a Special Flood Hazard Area-(SFRA) mandating the purchase of flo				
b. insurance for federally backed mortgages?	×00			
If so, what is the flood zone?			1	_
Is there a retention / detention basin, pond, lake creek, spring, or water shed on or adjoining	e	_	1	
this property?			9	
Please explain any deficiencies noted in this Section:			1	
rease explain any deficiences noted in this section.	-		+	
	41/4	week	-	74
S. BOUNDARIES	N/A	YES	NO	100
Have you ever had a staked or pinned survey of the property performed?		/0		
b. Are you in possession of a copy of any survey of the property?				
c. Are the boundaries marked in any way?				
Explain:		_		_
d. Do you know the boundaries?	_ P			
Explain:			_	
e. Are there any encroachments or unrecorded easements relating to the property?				
Explain:		/	-	
7. WATER	N/A	YES	NO	100
Source of water supply:			1	
b. Are you aware of below normal water supply or water pressure?				-
 Has your water ever been tested? If so, attach the results or explain. 				10
Explain:				1
8. SEWER SYSTEM	N/A	YES	NO	- was
a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility			D	
2. Category II: Private Treatment Facility			,Ó	
3. Category III: Subdivision Package Plant			/0	[
Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)				[
Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal		Ø		
 Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment sys 		0		-
		0		
7. Category VII: No Treatment/Unknown		13		_
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):	173			-,
				[
c. Are you aware of any problems with the sewer system?				
Please explain any deficiencies noted in this Section:				

.

	***	YES	NO	ENGR.
CONSTRUCTION / REMODELING	N/A	TES	NO _	- C
a. Have there been any additions, structural modifications, or other alterations made?		п		ö
b. If so, were all necessary permits and government approvals obtained?		-		
Explain:	N/A	YES	NO	-
D. HOMEOWNER'S ASSOCIATION (HOA)	É		-	П
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:	1			
HOA Primary Contact Phone No.:		1		
b. Is the property a condominium?				
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate			1	
c. Are you aware of any condition that may result in an increase in taxes or assessments?				-
Are any features of the property shared in corrector with adjoining landowners, such as walls,			/0	
d. fences, driveways, etc.?			/	
e. Are there any pet or rental restrictions?				
Explain:		/		
		1		-
1. HAZARDOUS CONDITIONS	N/A	/ YES	NO	
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or				
abandoned wells on the property?	7			_
 Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste water contamination, asbestos, the use of urea formaldehyde, etc.) 	e. p			
uch property may present exposure to lead from lead-based paint, which may cause certain healt	h risks.	1	_	
uch property may present exposure to lead from lead-based paint, which may cause certain healt c. Was this house built before 1978?	h risks.	1		C
d. Are you aware of the existence of lead-based paint in or on this house?	h risks.	1	_	C
to the property may present exposure to lead from lead-based paint, which may cause certain healt c. Was this house built before 1978? 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-	h risks.	ntities,	may g	C rese
uch property may present exposure to lead from lead-based paint, which may cause certain healt c. Was this house built before 1978? d. Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT	h risks.	ntities,	may g	C rese
c. Was this house built before 1978? 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 sufficient risks, including lung cancer. The Kentucky Department for Public Health recommends rador risk to this ky gov and search "radoo."	ficient qua	ntities,	may p	rese
c. Was this house built before 1978? 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 sufficient risks, including lung cancer. The Kentucky Department for Public Health recommends rador risks this ky-gov and search "radon." e. 1) Are you aware of any testing for radon gas?	ficient qua	ntities,	may p	rese
uch property may present exposure to lead from lead-based paint, which may cause certain healt c. Was this house built before 1978? d. Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT tadon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient risks, including lung cancer. The Kentucky Department for Public Health recommends rador risit chfs.ky.gov and search "radoq." e. 1) Are you aware of any testing for radon gas? 2) If yes, what were the results?	ficient qua	ntities,	may pe inform	rese
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e. Has this house ever been damaged b	w fire or other disc	ister?	0 1	0 0
Explain:	The or other disc			0 0
f. Are you aware of the existence of me	old or other fungi	on the property?		0 0
Has this house ever had pets living in				2/00
Explain:			/	
h. Is this house in a historic district or li	isted on any registr	ry of historic places?	0/1	0 0
3. ADDITIONAL INFORMATION	, , ,		N/A Y	ES NO
o you know anything else about the prop yes, please provide details in the space p	perty that that sho provided, below. A	uld be disclosed to the Buyer? Attach additional sheets, as necessary.	0	3
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