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:				
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	- 41-			_
must be based on the best of your knowledge of the property you are selling, however and whenever	o the q	uestion	s in thi	s form
Please take your time to answer these questions accurately and completely.	ou gair	ned tha	t know	ledge.
Property Address				
11588 Ky Hwy 36 W				
City State 7in				
Berry State Zip 41003				
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360	41-4			
disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's kn	that m	andate.	s the "s	eller's
condition and the improvements thereon, however that knowledge was gained. This disclosure form	owiedg	e of tr	e prop	erty's
the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that	snall no	ot be a	warra	nty by
obtain. This form is a statement of the conditions and other information about the property known by t	the pur	rcnaser	may w	rish to
advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other	ue selle	er, Unie	ess otne	rwise
the construction or condition of the property or the improvements on it. Unless otherwise advised, the	o Collec	ific are	as rela	ted to
any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encourage	e sellel	rnas no	ot cond	ucted
professional inspections of this property.	u (0 0)	rain ni	s or ne	rown
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions	ons affe	ecting t	he pro	perty,
regardless of how you know about them or when you learned. (3) Attach additional pages, if necessar	y, with	your s	ignatur	e and
the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this	form t	o autho	cize th	e real
estate agent to complete this form on your behalf in accordance with (\$5 324,360(9). (5) If an item does	perapp	ily to yo	our pro	perty,
mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you	learn a	ny fact	prior
to closing that changes one or more of your answers to this form after you have completed and subm	itted it,	immed	diately	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. T	his info	rmatio	n is tru	e and
accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate	agent t	o provi	de a co	nny of
this statement to any person or entity in connection with actual or anticipated sale of the property of	as oth	erwise	provid	ed 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 sheet	s as n	ecessa	iry.	
1. PRELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
a. Have you ever lived in the house?				T)
b. List the date (month / year) you purchased the house.				7
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?				di I
To the best of your knowledge, has this house ever been vacant (not lived-in) for more than				
three (3) consecutive months?				9
f. To the best of your knowledge, has this house ever been used for anything other than a				
residence?				9
Explain:				1
Page 1 of 5				
03/01/22				
KREC Form 402 12/2019 Seller Initials Date/Time Buyer Initials Date/Time				

5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy Explain: 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? 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? lease explain any deficiencies noted in this Section: ROOF A. How old is the roof covering? (write the age of the roof if known) D. 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? When was the last time the roof leaked?	
b. Electrical system	
b. Electrical system	S: N/A YES NO
c. Appliances d. Ceilling and attic fans d. Ceilling and attic fans d. Ceilling and attic fans d. Security system f. Sump pump g. Chimneys, fireplaces, inserts h. Pool, hot tub, sauna i. Sprinkler system k. Cooling/air conditioning system age of system: d. Water heater age of system: d. Whether or not they have been corrected, state whether there lave been grouplems affecting: d. The foundation or slab d. The floors and walls d. The floors and walls d. The doors and windows b. 1) To the best of your knowledge, has the basement ever leaked? d. When was the last time the basement leaked? d. How have had basement leaks repeired, when was the repair done? S) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy Explain: Are you aware of any damage to wood due to moisture or rot? Are you aware of any damage to wood due to moisture or rot? Are you aware of any damage to wood due to moisture or rot? Are you aware of any damage to wood due to moisture or rot? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treated for 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? asse 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? When was the last time the roof leaked?	
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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? When was the last time the roof leaked?	N/a
To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property? When was the last time the roof leaked?	C KNO
the property? When was the last time the roof leaked?	
When was the last time the roof leaked?	
Have you ever had any sonaised.	
Have you ever had any repaire done to the roof?	

	Have you ever had the roof replaced?				Ţ
	If so, when?				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremel	y heav	y rain, e	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?				4
Pleas	se explain any deficiencies noted in this Section:				,
				WALLEY	
E 1 A	ND / DRAINAGE	NI/A	VCC	NO	UN
а.	Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	KNO
<u>a.</u>	1) Soil stability				ن
	2) Drainage, flooding, or grading				
	f f f f f	-			<u>_</u>
	3) Erosion				느느
	4) Outbuildings or unattached structures				
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood				q
	insurance for federally backed mortgages	- June	1	_	
-	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?				
Diana					
Pieas	se explain any deficiencies noted in this Section:				-
6. BC	DUNDARIES	N/A	YES	NO	KNO
а.	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:				
d.	Do you know the boundaries?				[
	Explain:		-		
e.	Are there any encroachments or unrecorded easements relating to the property?				
	Explain:				
7. W	ATER	N/A	YES	NO	KNO
a.	Source of water supply:				
	Are you aware of below normal water supply or water pressure?				
b.					
b. c.	Has your water ever been tested? If so, attach the results or explain.				
c.	Has your water ever been tested? If so, attach the results or explain. Explain:				
c.	Has your water ever been tested? If so, attach the results or explain.				U KNO
c.	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM Property is serviced by:	N/A	YES	NO	KNC
c. 8. SE	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM	N/A	YES	NO	KNC
c. 8. SE	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM Property is serviced by:	N/A	YES	NO	U KNO
c. 8. SE	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM Property is serviced by: 1. Category I: Public Municipal Treatment Facility 2. Category II: Private Treatment Facility 3. Category III: Subdivision Package Plant	N/A	YES	NO	u KNG
c. 8. SE	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM 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)	N/A	YES	NO	u KNG
c. 8. SE	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM 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	N/A	YES	NO	
c. 8. SE	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM 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	N/A	YES	NO	
c. 8. SE	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM 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)	N/A	YES	NO	
c. 8. SE	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM 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	N/A	YES	NO	U
c. 8. SE	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM 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	N/A	YES	NO	
c. 8. SE a.	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM 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	N/A	YES	NO	
c. 8. SE a.	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM 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:	N/A	YES	NO	
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b.	Has your water ever been tested? If so, attach the results or explain. Explain: WER SYSTEM 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):	N/A	YES	NO	L C C C C C C C C C C C C C C C C C C C

PROPERTY ADDRESS:				
9. CONSTRUCTION / REMODELING	NI/A			UN-
a. Have there been any additions, structural modifications, or other alterations made?	N/A		NO	KNOY
b. If so, were all necessary permits and government approvals obtained?				4
Explain:				<u></u>
10. HOMEOWNER'S ASSOCIATION (HOA)				
a. 1) Is the property subject to rules or regulations of a HOA?	N/A	YES	NO	KNOW
2) If yes, what is the yearly assessment?				中
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				_ф
c. Are you aware of any condition that may result in an increase in taxes of assessments?	4	-		
Are any teatures of the	1 mon			
d. fences, driveways, etc.?		П		
e. Are there any pet or rental restrictions?		<u> </u>	ب	L
Explain:				
Explain.				1
11. HAZARDOUS CONDITIONS				
	N/A	YES	NO	UN-
a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?			_	-
Are you aware of any other arrival to 100				d
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous wast	te,			H
water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT				Ч
Every purchaser of any interest in residential real property on which a residential dwelling was bus such property may present exposure to lead from lead-based paint, which may cause certain healt c. Was this house built before 1978?	th risks.			
d. Are you aware of the existence of lead-based paint in or on this house?				4
RADON DISCLOSURE REQUIREMENT				
Radon is a naturally occurring radioactive gas that when it has accumulated in a building in our	·r· · ·			1
nealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador	ficient quan	itities,	may pr	esent
visit chfs.ky.gov and search "radon."	i testing. For	more	informa	ation
e. 1) Are you aware of any testing for radon gas?				
2) If yes, what were the results?				믁
f. 1) Is there a radon mitigation system installed?				모
2) If yes, is it functioning properly?				_单
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMEN				_ 中
property owner who chooses NOT to decontaminate a property used in the production of m		•		1
written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 K	echampneta AD 47.200	amine i	MUST	make
isclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.	AN 47.200.	rallure	to pro	perly
g. 1) Is the property currently contaminated by the production of methamphetamine?				
2) If no, has the property been professionally decontaminated from methamphetamine				P
contamination?				Þ
Explain:		-	-	
2. MISCELLANEOUS	11/4			UN-
a. Are you aware of any existing or threatened legal action affecting this property?	N/A	YES	NO	KNOWN
Are there any assessments other than property assessments that apply to this property				-무
(e.g. sewer assessments)?				Ф
Are you aware of any violations of local state, or federal lower and as a life in the state of t	^			1
this property?	° 🗆			4
d. Are there any warranties to he passed on?				
700				4
0.901/22				
REC Form 402 12/2019 Seller Initials Date/Time Buyer Initials Date/Time	Гime			

PROPERTY ADDRESS:					
Explain:					
e. Has this house ever been damaged by fire or oth	her disaster?				
explain:					
f. Are you aware of the existence of mold or other	fungi on the property?				
g. Has this house ever had pets living in it?	range on the property!				
Explain:					
h. Is this house in a historic district or listed on any	registry of historic places?				
13. ADDITIONAL INFORMATION					<u> </u>
Do you know anything else about the property that th	at should be disclosed to the Buyer?	N/A	YES	NO	KNOW
If yes, please provide details in the space provided, be	low. Attach additional sheets, as necessary.				T)
A			-	-	
- Slave	2)				
L. Will	,				
	(b) 20.				
. 1	11				
- All Inspe	elven Alleon	2			
and of	and the second				
14. SELLER(S) CERTIFICATION (CHOOSE ONE)					
As Seller(s) I / we hereby certify that the infer					
As Seller(s) I / we hereby certify that the infor	rmation disclosed above is complete and acc	urate to th	e best	of my /	our
As Seller(s) I / we hereby certify that the infor	rmation disclosed above is complete and acc ptify Buyer in writing of any changes that bec	urate to th	e best	of my / e / us p	our
As Seller(s) I / we hereby certify that the informowledge and belief. I / we agree to immediately no o closing.	The buyer in writing of any changes that bec	urate to th	e best	of my / e / us p	our
As Seller(s) I / we hereby certify that the informowledge and belief. I / we agree to immediately no o closing. eller Signature	Seller Signature	urate to th ome know	e best	e / us p	our
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