SELLER DISCLOSURE OF PROPERTY CONDITION

the date of his or her purchase of it on: 12-10-05 and ending on				
	(date of this form)			_
(date of purchase)	K 463/			
OPERTY ADDRESS: 204 32 st. Cynthin				
is form applies to sales and purchases of residential real estate. This for	n is not required for:			
 Residential purchases of new homes if a warranty is offered; Sales of real estate at auction; or A court supervised foreclosure. 				•
RPOSE OF STATEMENT: Completion of this form shall satisfy the recolosure of information about the property he is about to sell. This discloss the property's condition and the improvements thereon. This statement state intended as a substitute for an inspection or warranty the purchaser information concerning the property known by the seller. Unless otherwise instruction, architectural, engineering, or any other specific areas related to operty. Other than having lived at or owning the property, the seller possion a careful inspection of the property by the potential buyer. Unless other in this transaction. It is not a substitute for any inspections. Purchase pections. STRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) ditional pages, if necessary, with your signature and the date and time of thorization at the end of this form to authorize the licensee to complete the life some items do not apply to your property, write "not applicable," (6) LLER'S DISCLOSURE: As seller, I/we disclose the following informations.	nall not be a warranty by the nay wish to obtain. This is advised, the seller does not on the construction or conditions and of the construction or conditions are not of the construction or conditions are not of any kind by the seller is encouraged to obtain he Report all known conditions igning. (4) Complete this his form on your behalf in a lif you do not know the ansign regarding the property.	e seller or se a statement of possess any tion of the in than that whas not conducter or by any as or her own ons affecting form yoursel accordance we wer to a ques This inform	ller's age of the co y experting provem hich councted any agent rep n profess the prop f or sign ith KRS ation, write ation is t	ent and shall anditions and se in tents on the ld be obtained inspection of presenting any sional the 324.360(9). The "unknown."
the state of the date signed. Seller authorized as of the date signed. Seller authorized the signed is a seller authorized the signed is a seller authorized the signed is a seller authorized the seller authorized the signed is a seller authorized the seller author	rizes the agent to provide a	r CODA OI MII9	2 Protecting	ant to a berson
entity in connection with actual or anticipated sale of the property or as c	therwise provided by law.	The following	ng are no	ot the
Called a Called a company				
resentations of the agent. ase answer all questions. If the answer is yes, please explain. If addition	ai space is needed; use the	reverse side (YES	NO	UNKNOWN
HOUSE SYSTEMS		1 20		
Any past or current problems affecting: (a) Plumbing				
(b) Flectrical system	, ,			
(c) Anniances	·····		******	
(d) Floors and walls	·····			
	1 /			
(a) Doors and windows				
(f) Ceiling and attic fans				
(e) Doors and windows				
(e) Doors and windows (f) Ceiling and attic fans (g) Security system	<u> </u>			
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(e) Doors and windows (f) Ceiling and attic fans (g) Security system (h) Sump pump (i) Chimneys, fireplaces, inserts (j) Pool, hot tubs, sauna (k) Sprinkler system (l) Heating	slab?			
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	(h) Have you experienced, or are you aware of, any water or drainage problems with				
3.	Regard to the crawl space?				
	(a) Age of the roof?				Ì
	(b) 1. Has the roof leaked at any time since you have owned or lived in the property?2. When was the last time the roof leaked?		 .	-/	
	(c) 1. Have you ever had any repairs done to the roof?			_/	
	2. If you have ever had the roof repaired, when was the repair performed?				
	(d) 1. Have you ever had the roof replaced?			/	
	2. If you have had the roof replaced, when was the replacement performed?			/	
	(e) If the roof presently leaks, how often does it leak? (e.g., every time it	,			,
	rains, only after an extremely heavy rain, etc.)				
	(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead	,			
	of replacing the entire roof?				
	2. If you have ever had roof repairs that involved placing shingles on the roof				
	instead of replacing the entire roof, when was the repair performed?				
4.	LAND/DRAINAGE /				
••	(a) Any soil stability problems?				
	(b) Has the property ever had a drainage, flooding, or grading problem?				
	(c) Is the property in a flood plain zone?				
	(d) Is there a retention/detention basin, pond, lake, creek, spring, or				
	water shed on or adjoining this property?				
	Explain:				
5.	BOUNDARIES			\supset	
•	(a) Have you ever had a staked or pinned survey of the property?	- L	′/	/	
	(b) Do you know the boundaries?		\boldsymbol{Z}		
	(c) Are the houndaries marked in any way?				
	(d) Are there any encroachments or unrecorded easements relating to the property of				
	which you are aware?				
	Explain:				
				•	
6.	WATER				
	(a) 1. Source of water supply				
	2. Are you aware of below normal water supply or water pressure?				
	(b) Is there a water purification system or softener remaining with the house?				
	(c) Has your water ever been tested? If yes, give results				
	Explain:				
7.	SEWER SYSTEM				
	(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 W. Single Home Aerobic Treatment System (AKA: "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	_			
	(b) For properties with Category IV, V, or VI systems:				
	Date of last inspection (sewer): Date last cleaned (septic):				
	Date of last inspection (septic): Date last cleaned (septic):				
	(c) Are you aware of any problems with the sewer system?				
_	Explain:				
8.	CONSTRUCTION/REMODELING (a) Have there been any additions, structural modifications, or other alterations made?				
	(a) Have there been any additions, structural modifications, of other attendions made:				
	(b) Were all necessary permits and government approvals obtained?				
	Explain: HOMEOWNER'S ASSOCIATION				
, 9.	(a) 1. Is the property subject to rules or regulations of a homeowner's association?				
	2. If yes, what is the yearly assessment?			******	
	4. If yes, what is the yearly assessment:				
	\checkmark	$1 \sim$		Mil 31	i i C
Initi	ials (Buyer) Date/Time Initials (Seller)	<u>-W-</u> 1	Date/Time	1908.	ケア
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