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

A court supervised foreclosure				
As a Seller, you are asked to disclose what you know about the annual seller.				
must be based on the best of your knowledge of the property you are selling. Your answer Please take your time to answer these questions accurately and completely	s to the	questic	ons in th	his form
Please take your time to answer these questions accurately and completely.	er you ga	ined th	at kno	wledge.
City City Stratton Rd.				
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PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KR\$ 324.3 disclosure of conditions" relevant to the listed property. This disclosure is beautiful.	60 that n	nandat	es the "	'seller's
disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's condition and the improvements thereon, however that knowledge was gained. This disclosure	knowled	ge of	the pro	perty's
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obtain. This form is a statement of the conditions and other information about the	at the pu	urchase	r may	wish to
advised, the Seller does not possess any expertise in construction, architecture property known b	y the Sel	ler. Un	ess oth	erwise
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 property of the construction of generally inaccessible areas such as the foundation or roof.	ther spe	cific ar	eas rela	ated to
any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encourage professional inspections of this property.	rue 26116	er has r	ot con	ducted
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INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditional and the regardless of how you know about them or when you learned (3) Attach additional and the regardless of how you know about them or when you learned (3) Attach additional and the regardless of how you know about them or when you learned (3) Attach additional and the regardless of how you know about them or when you learned (3) Attach additional and the regardless of how you know about them or when you learned (3) Attach additional and the regardless of how you know about them or when you learned (3) Attach additional and the regardless of how you know about them or when you learned (3) Attach additional and the regardless of how you know about them or when you learned (3) Attach additional and the regardless of how you know about them or when you learned (3) Attach additional and the regardless of how you know about the regardless of how you know here the regardless of how you know about the regardless of how you know about th		x =3		
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the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of the estate agent to complete this form on your behalf in accordance with KPS 224 20000 (5) to	ary, with	your:	signatu	re and
estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item doe mark "not applicable." (6) If you truthfully do not know the answer to a question and the mark "not applicable."	es not an	to auth	orize ti	ne real
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b. Electrical system c. Appliances d. Ceiling and attic fans e. Security system f. Sump pump g. Chimneys, fireplaces, inserts h. Pool, hot tub, sauna i. Sprinkler system j. Heating system age of system: j. Heating system age of system: k. Cooling/air conditioning system age of system: l. Water heater age of system: Please explain any deficiencies noted in this Section:	PROPERTY ADDRESS: 507 Carren Stouten Rd G. 11.	1-		11.0	7
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	2) If yes, by whom?				<u>Ψ</u>
ease explain any deficiencies noted in this Section:	3) Is there a warranty?				
The design in	ease explain any deficiencies noted in this Section:				
		N/A	VEC	NO	UN-
N/A VCC NO UN	. How old is the roof covering? (write the age of the roof if known)	-			KNOWN
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f. Have you ever had the roof replaced? If so, when? g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an Explain: Have you ever had roof repairs that involved placing shingles on the roof instead of replative entire roof covering? If so, when? Please explain any deficiencies noted in this Section:	extremely l				
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and entire roof covering? It so, when?	icing	-			
and entire roof covering? It so, when?	icing				/
Please explain any deficiencies noted in this Section:					4
5. LAND / DRAINAGE					
Whether or not they have been corrected, state whether there have been problems affect	N	I/A	YES	NO	KNOV
1) Soil stability	cting:				
2) Drainage, flooding, or grading	[4
3) Erosion	[]			d
4) Outbuildings or unattached structures					
. Is the house located within a Special Structures]			
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase o insurance for federally backed mortgages?	f flood	7	_		
If so, what is the flood zone?	L]			4
Is there a retention / detention basin, nond, lake, exact, exact,				-	1
ls there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoint this property?	ning	٦	П		1
Please explain any deficiencies noted in this Section:					
, section.					
6. BOUNDARIES					
	N/	A	YES	NO	UN-
700 ever ridd a staked or pinned survey of the property performed?]			KNOW
The property?]			市
c. Are the boundaries marked in any way? Explain:					一击
					+
d. Do you know the boundaries? Explain:]			1
					ᅮ
e. Are there any encroachments or unrecorded easements relating to the property? Explain:]			古
7. WATER					
a. Source of water supply:	N/A	A Y	ES	NO	UN-
b. Are you aware of below normal water supply or water pressure?					KNUWN
c. Has your water ever been tested? If so, attack the second state of the second state		[
c. Has your water ever been tested? If so, attach the results or explain. Explain:					d
S. SEWER SYSTEM					
a. Property is serviced by:	N/A	1 Y	ES	NO	UN- KNOWN
Category I: Public Municipal Treatment Facility					
2. Category II: Private Treatment Facility]		U
3. Category III: Subdivision Package Plant					Ø
4. Category IV: Single Home Acres Transfer of Control o			J		Ф
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT) 5. Category IV: Sontis Tank with the Control of the land of of the			ם כ		
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal			<u>ا</u>		
6. Category VII: Septic Tank with dispersal to an offsite, multi-property cluster treatment sys	stem 🔲]		D
7. Category VII: No Treatment/Unknown Name of Servicer:]		
ranic of Servicer.					1
o. For properties with Category IV, V, or VI systems			-		
Date of last inspection (sewer):		-			
Date of last inspection (sewer): Date of last inspection (septic): Date last cleaned (septic):					
Date of last inspection (sewer): Date of last inspection (septic): Date of last inspection (septic): Date last cleaned (septic):]		
Date of last inspection (sewer): Date of last inspection (septic): Date of last inspection (septic): Date of last inspection (septic): Are you aware of any problems with the sewer system? ease explain any deficiencies noted in this Section:]		Ф
Date of last inspection (sewer): Date of last inspection (septic): Date of last inspection (septic): Date last cleaned (septic):]		ф

	ERTY ADDRESS: 507 Com Stratton Rd. aprophica,	K7.	40	031	
9. CO	NSTRUCTION / REMODELING				
a.	Have there been any additions etrustural modifications	N/A	YES	NO	ĸ
b.	Have there been any additions, structural modifications, or other alterations made? If so, were all necessary permits and government approvals obtained?				
	Explain:				
10. H	OMEOWNER'S ASSOCIATION (HOA)			***************************************	
a.	1) Is the property subject to mile and the subject to	N/A	YES	NO	X.
<u></u>	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:				
-	HOA Primary Contact Phone No.:				
b.	Is the property a condominium?		****		
	If yes, you must also consider 1950 -				
C	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate		**********	7000000	-
<u> </u>	Are you aware of any condition that may result in an increase in taxes or assessments?				_
d. (Are any features of the property shared in common with adjoining landowners, such as walls,				_
	rences, unveways, etc.?				
e. /	Are there any pet or rental restrictions?				
	xplain:				_
14 114				-	-
	ZARDOUS CONDITIONS	N/A	YES	NO	_
a. /	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or		-125	NO	K
	bandoned wells on the property?				
b	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,			-	
v	vater contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT				
c. v	roperty may present exposure to lead from lead-based paint, which may cause certain health ris Vas this house built before 1978? The you aware of the existence of lead-based paint in or on this house?				
	RADON DISCLOSURE REQUIREMENT				
	NADUR DISCLUSIRE RETIREMENT				
adon	is a naturally occurring radioactive gas that when it has accumulated in a building in				
adon ealth	is a naturally occurring radioactive gas that when it has accumulated in a building in				
	is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficien risks, including lung cancer. The Kentucky Department for Public Health recommands radio tool				
isit ch	is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie risks, including lung cancer. The Kentucky Department for Public Health recommends radon test fs.ky.gov and search "radon."	nt quant ting. For	tities, r more i	nay pr	es
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