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 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; or
- 2. Sales of real estate at auction; or

ate/Time

Seller Initials

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 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.

i icasc	take your time to answer these questions accurately and completely.		
Proper	ty Address		
	5919 Macedonia Rd.		
City	Owensboro	State KY	Zip 42301

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, 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 completed and submitted it, immediately 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. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of 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.

Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u>. Attach additional sheets as necessary. 1. PRELIMINARY DISCLOSURES N/A YES NO Have you ever lived in the house? If yes, please indicate the length of time: \square List the date (month / year) you purchased the house. July 2021 Do you own the property as (an) individual(s) or as representative(s) of a company? c. **Explain**: Individuals $oldsymbol{ abla}$ d. Has the house been used as a rental? If yes, length of time rented? Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? \square e. f. Has this house ever been used for anything other than a residence? lacksquareExplain: Unknown Page 1 of 5 Seller Initials Date/Time Date/Time **Buyer Initials**

KREC Form 402 12/2022

ROPERTY ADDRESS: 5919 Macedonia Rd. 2. HOUSE SYSTEMS				
				UN
Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	KNOV
a. Plumbing		<u> </u>	☑	
b. Electrical system			፟	
c. Appliances			∇	
d. Ceiling and attic fans			∇	
e. Security system			V	
f. Sump pump				
g. Chimneys, fireplaces, inserts				Ī
h. Pool, hot tub, sauna		Ē		
i. Sprinkler system			Ø	
j. Heating system age of system: 10+		<u> </u>		Ī
k. Cooling/air conditioning system age of system: 10+		<u> </u>	⊻	<u>[</u>
I. Water heater age of system: 4+			lacksquare	
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these p	roblems:			
N/A				
3. BUILDING STRUCTURE	N/A	YES	NO	UN KNO
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				Ţ
3) The floors and walls				<u>-</u>
4) The doors and windows				Ī
•				
b. 1) Has the basement ever leaked?				[
2) If so, when did the basement last leak?				
3) Have you ever had any repairs done to the basement?	abla			
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	an extreme	ly heav	y rain,	etc.
Explain: N/A				
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space	:e? 🗖			Ę
d. Are you aware of any damage to wood due to moisture or rot?	- - - - - - - - -	Ħ	Ħ	Ē
Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants				
e. fungi, etc.)?	′ 🗖			
f. Are you aware of any damage due to wood infestation?				
1) Has the house or any other improvement been treated for wood infestation?			H	<u> </u>
	L			
2) If yes, by whom? Unkn				
3) Is there a warranty? _{Uninown}				
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those p	roblems:			
N/A				
1. ROOF	N/A	YES	NO	UI KNO
a. How old is the roof covering? Age of the roof if known:				
b. Has the roof leaked at any time since you have owned or lived at the property?	\square			
c. Has the roof leaked at any time before you owned or lived at the property?			\square	Ī
d. When was the last time the roof leaked?		<u> </u>	411	
			☑	
e. Have you ever had any repairs done to the roof?		Ш	M	L
eller Initials Date/Time Page 2 of 5	Buyer Initials		 Dat	te/T
(FR)	Number letter le			
eller Initials 0001/24 Date/Time KREC Form 402 12/2022 E	Buyer Initials		Dat	te/Ti

PROF	PERTY ADDRESS: 5919 Macedonia Rd.					
f.	Have you ever had the roof replaced?				\square	
	If so, when? Within 10 years					
g.	If the roof presently leaks, how often does it leak? (e.g., every	time it rains, only after an extremel	y heavy	rain, et	tc.)	_
	Explain: Does not leak.	•			· ·	
h.	Have you ever had roof repairs that involved placing shingles the entire roof covering? If so, when? N/A	on the roof instead of replacing		Ф		
Dlas		ans ar ranairs to resolve these proble				
	ase explain any deficiencies noted in this Section and/or correcti	ons or repairs to resolve those proble	ems:			
N	T/A					
5. L/	AND / DRAINAGE		N/A	YES	NO	UN- KNOWN
a.	Whether or not they have been corrected, state whether the	re have been problems affecting:				
	1) Soil stability				\bigvee	
	2) Drainage, flooding, or grading				abla	
	3) Erosion				\checkmark	
	4) Outbuildings or unattached structures				∇	
h	Is the house located within a Special Flood Hazard Area (SFHA	A) mandating the purchase of flood	J		Е	_
b.	insurance for federally backed mortgages?				V	
	If so, what is the flood zone? N/A					
c.	Is there a retention / detention basin, pond, lake, creek, sprinthis property?	g, or water shed on or adjoining		\square		
Plea	ase explain any deficiencies noted in this Section and/or correcti	ons or repairs to resolve those proble	ems:			
N/A						
6 B	OUNDARIES		N/A	YES	NO	UN-
	Have you ever had a staked or pinned survey of the property	nerformed?			<u> </u>	KNOWN
a.	Are you in possession of a copy of any survey of the property		▐			
b.	Are the boundaries marked in any way?		묶			
C.	Explain: Property Lines Cleared				<u> н</u>	
d.	Do you know the boundaries?					
u.	Explain: Yes			IV.		<u> </u>
	Are there any encroachments or unrecorded easements relat	ing to the property?				
e.	Explain:No	ing to the property:	ш	ш_	ш	<u>M</u>
7 W	VATER		N/A	YES	NO	UN-
a.	Source of water supply:		14/7	123	110	KNOWN
b.	Are you aware of below normal water supply or water pressu	re?				\square
C.	Has your water ever been tested? If so, attach the results or e					
С.	Explain: N/A					
8. SI	EWER SYSTEM		N/A	YES	NO	UN-
a.	Property is serviced by:		,			KNOWN
	Category I: Public Municipal Treatment Facility		\checkmark			
	2. Category II: Private Treatment Facility			<u> </u>		6
	3. Category III: Subdivision Package Plant		☑	<u> </u>		
	4. Category IV: Single Home Aerobic Treatment System (HOM	IF PACKAGE PLANT)		<u> </u>		ö
	5. Category V: Septic Tank with drain field, lagoon, wetland, o	•				
	6. Category VI: Septic Tank with dispersal to an offsite, multi-					
	7. Category VII: No Treatment/Unknown	or operty claster treatment system			-	<u> </u>
	Name of Servicer: N/A		M		4_/	
b.	For properties with Category IV, V, or VI systems					
٧.	Date of last inspection (sewer): Unknown				_	
	Date of last inspection (sewer). Uninown	Date last cleaned (septic): Unknow	n			
C.	Are you aware of any problems with the sewer system?	Date last cleaned (septic).				
С.			UY.	ليان	<u> </u>	
	@ Page 3		India! - !			- / - :
Seller	r Initials dottoop verified Date/Time	Buyer	Initials		Dat	e/Time
Seller	Initials Date/Time KREC Form 40	2 12/2022 Buyer	Initials		Dat	e/Time
	аолоор vermea					

	his Section:				
N/A					
9. CONSTRUCTION / REMODELING		N/A	YES	NO	KNO
a. Have there been any additions, stru	ctural modifications, or other alterations made?			\checkmark	[]
b. If so, were all necessary permits and	government approvals obtained?		abla		
Explain: Yes					
10. HOMEOWNERS ASSOCIATION (HOA)		N/A	YES	NO	KN
a. 1) Is the property subject to any rest	trictions, rules, or regulations of a Homeowners Association	on?		\square	[
2) If yes, what is the annual or mont	thly assessment? N/A				
3) HOA Name: N/A					
HOA Primary Contact Name: N/A					
HOA Primary Contact Phone No. a	and email address: N/A				
b. Is the property a condominium?				\square	
If yes, you must also complete KREC	Form 404, the Condominium Seller's Certificate				
c. Are you aware of any condition or le	egal action that may result in an increase in dues, taxes or	r 🗖			r
assessments?		Ш		lacksquare	[
d. Are any features of the property sha	ared in common with adjoining landowners, such as wal	ls,	abla		[
fences, driveways, etc.?		,	Y		
e. Are there any pet or rental restriction	ons?			\checkmark	
Explain: N/A					
11. HAZARDOUS CONDITIONS		N/A	YES	NO	KI
a · · · -	storage tanks, old septic tanks, field lines, cisterns, or				
abandoned wells on the property?					
	mental hazards? (e.g., carbon monoxide, hazardous was	te,			
water contamination, asbestos, the					
Every purchaser of any interest in residen	LEAD BASED PAINT DISCLOSURE REQUIREMENT ntial real property on which a residential dwelling was be		978 is n	otified	th
Every purchaser of any interest in residen					
Every purchaser of any interest in resider such property may present exposure to le c. Was this house built before 1978?	ntial real property on which a residential dwelling was be ead from lead-based paint, which may cause certain heal		978 is n		
Every purchaser of any interest in residen such property may present exposure to le c. Was this house built before 1978?	ntial real property on which a residential dwelling was be ead from lead-based paint, which may cause certain heal ead-based paint in or on this house?				
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ROPERTY ADDRESS: 5919 Macedonia R	a.					
Are you aware of any violations of local,	state, or federa	al laws, codes, or ordinances relating to				
c. this property?						$ \sqrt{} $
d. Are there any transferable warranties?						abla
Explain: N/A						
e. Has this house ever been damaged by fin	re or other disa	ster?				\checkmark
Explain: Unkn						abla
f. Are you aware of the existence of mold of		n the property?	<u> </u>			✓
g. Has this house ever had pets living in it?				\square		
Explain: Dog h. Is this house in a historic district or listed	ا مم ممر بمعناده	of historic places?				П
13. ADDITIONAL INFORMATION	i on any registry	7 of flistoric places?	N/A	YES	NO	UN-
Do you know anything else about the property	v that that shou	ld he disclosed to the Buyer?				KNOV
If yes, please provide details in the space prov	•					1
N/A						
14. SELLER(S) CERTIFICATION (CHOOSE ONE)						
As Seller(s) I / we hereby certify tha		on disclosed above is complete and accu			_	
As Seller(s) I / we hereby certify tha knowledge and belief. I / we agree to imme		_			_	
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