KENTUCKY REAL ESTATE COMMISSION



Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760 http://krec.ky.gov



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
- 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.

rease take your time to answer triese questions accurately and completely.		
Property Address 6114 Kirkwood Ct, Louisville, KY 40229		
City Louisville	State Kentucky	Zip 40229

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: X List the date (month / year) you purchased the house. 37 years Do you own the property as (an) individual(s) or as representative(s) of a company? C. Explain: d. Has the house been used as a rental? If yes, length of time rented? X Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? X e. f. Has this house ever been used for anything other than a residence? X Explain:

Seller Initials	Date/Time 2.32 PM EDI	Page 1 of 5	Buyer Initials	Date/Time
Seller Initials	Date/Time	KREC Form 402 12/2022	Buyer Initials	Date/Time

PROF	PERTY ADDRESS:				
2. H	OUSE SYSTEMS				
Whe	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a.	Plumbing			X	
b.	Electrical system			X	
c.	Appliances			X	
d.	Ceiling and attic fans			X	
e.	Security system			X	
f.	Sump pump			<u> </u>	
g.	Chimneys, fireplaces, inserts			<u> </u>	
h.	Pool, hot tub, sauna			<u> </u>	
i.	Sprinkler system				
j.	Heating system age of system:				
<u> </u>				<u> </u>	
k.	Cooling/air conditioning system age of system:				
I.	Water heater age of system: se explain any deficiencies noted in this Section and/or corrections or repairs to resolve these prob	<u> </u>	Ш	X	
3. B	UILDING STRUCTURE	N/A	YES	NO	UN- KNOWN
a.	Whether or not they have been corrected, state whether there have been problems affecting:				MICHIN
	1) The foundation or slab			X	
	2) The structure or exterior veneer			X	
	3) The floors and walls			X	
	4) The doors and windows			<u>X</u>	
b.	1) Has the basement ever leaked?			<u> </u>	
υ.	2) If so, when did the basement last leak?				
	3) Have you ever had any repairs done to the basement?			X	
	4) If you have had basement leaks repaired, when was the repair done?			1/2%	
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an	evtreme	ly heav	v rain	etc)
	Explain:	CALICITIC	iy iicav	y rani,	
	•			- Tai	
С.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?			<u> </u>	
d.	Are you aware of any damage to wood due to moisture or rot?			X	
e.	Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants,			X	
	fungi, etc.)?				
f.	Are you aware of any damage due to wood infestation?	<u> </u> _		_	
	1) Has the house or any other improvement been treated for wood infestation?			X	
	2) If yes, by whom?				
	3) Is there a warranty?				
Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob	lems:			
4. R		N/A	YES	NO	UN- KNOWN
a.	How old is the roof covering? Age of the roof if known:			X	
b.	Has the roof leaked at any time since you have owned or lived at the property?			X	
c.	Has the roof leaked at any time before you owned or lived at the property?			X	
d.	When was the last time the roof leaked?				
e.	Have you ever had any repairs done to the roof?			X	
Ds	4/22/2024 5:32 PM FDT				
M	Page 2 of 5	er Initials			to/Time
seller	Initials Date/Time Buye	er minals		νa	te/Time
Seller	Initials Date/Time KREC Form 402 12/2022 Buye	er Initials		Da	te/Time

f.	ERTY ADDRESS:				
	Have you ever had the roof replaced?	X			
	If so, when? 5 years				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	ly heavy	rain, e	tc.)	
	Explain:				
h	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing			X	
h.	the entire roof covering? If so, when?		Ш	ı X ı	Ш
Pleas	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those probl	ems:			
E IA	AND / DRAINAGE	N/A	YES	NO	UN-
		N/A	TES	NU	KNOV
a.	Whether or not they have been corrected, state whether there have been problems affecting: 1) Soil stability			X	
	2) Drainage, flooding, or grading			<u> </u>	
	3) Erosion			<u> </u>	
	4) Outbuildings or unattached structures			X	
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood			X	
	insurance for federally backed mortgages?				
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining			X	
	this property?				
Pleas	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those probl	ems:			
6. BC	DUNDARIES	N/A	YES	NO	KNO
a.	Have you ever had a staked or pinned survey of the property performed?			X	
b.	Are you in possession of a copy of any survey of the property?			X	
c.	Are the boundaries marked in any way?			X	
	Explain:				
d.	Do you know the boundaries?			X	
	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?			X	
	Explain:				
7. W	'ATER	N/A	YES	NO	UN KNOV
a.	Source of water supply:				
b.	Are you aware of below normal water supply or water pressure?			□	
c.	Has your water ever been tested? If so, attach the results or explain.			X	
	Explain:				
8. SE	EWER SYSTEM	N/A	YES	NO	UN
					KNO
a.	Property is serviced by:			110	KNO
a.	Property is serviced by: 1. Category I: Public Municipal Treatment Facility			IX	
a.					
a	1. Category I: Public Municipal Treatment Facility			X	
a	Category I: Public Municipal Treatment Facility Category II: Private Treatment Facility			X X X	
a	Category I: Public Municipal Treatment Facility Category II: Private Treatment Facility Category III: Subdivision Package Plant			X X	
a	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			X X X X X	
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a. b.	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:			X X X X X X X X	
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b.	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):			X X X X X X X X	
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ROPERTY ADD	DRESS:				
Please explain	any deficiencies noted in this Section:				
	ION / REMODELING	N/A	YES	NO	UN- KNOW
	re been any additions, structural modifications, or other alterations made?			<u> </u>	
	e all necessary permits and government approvals obtained?			X	
Explain:					UN-
	NERS ASSOCIATION (HOA)	N/A	YES	NO	KNOW
	property subject to any restrictions, rules, or regulations of a Homeowners Association	on? 🗆		X	Ш
	what is the annual or monthly assessment?				
3) HOA N					
	rimary Contact Name:				
	rimary Contact Phone No. and email address:				
	pperty a condominium?	Ш		X	<u> </u>
	u must also complete KREC Form 404, the Condominium Seller's Certificate				
assessme		Ш		X	
u ,	eatures of the property shared in common with adjoining landowners, such as wall riveways, etc.?	s, 🗆		X	
e. Are there	any pet or rental restrictions?			X	
Explain:					
L1. HAZARDOI	JS CONDITIONS	N/A	YES	NO	UN-
	ware of any underground storage tanks, old septic tanks, field lines, cisterns, or	<u> </u>			KNOWI
a. abandon	ed wells on the property?			X	
	ware of any other environmental hazards? (e.g., carbon monoxide, hazardous was ntamination, asbestos, the use of urea formaldehyde, etc.)	.e, 🗆		X	
	LEAD BASED PAINT DISCLOSURE REQUIREMENT				
	er of any interest in residential real property on which a residential dwelling was bu		978 is n	otified	l that
	may present exposure to lead from lead-based paint, which may cause certain heal				
	house built before 1978?		<u> </u>		
d. Are you a	ware of the existence of lead-based paint in or on this house?			X	
	RADON DISCLOSURE REQUIREMENT				
health risks, inc	urally occurring radioactive gas that, when it has accumulated in a building in suffic cluding lung cancer. The Kentucky Department for Public Health recommends rado v and search "radon."	•			
	u aware of any testing for radon gas?			X	
	what were the results?				
	e a radon mitigation system installed?			- K	
	is it functioning properly?			<u> </u>	
_, , 53, 1	METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREME				
written disclos	rner who chooses NOT to decontaminate a property used in the production of ure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 Imphetamine contamination is a Class D Felony under KRS 224.99-010.	methamphet			
	property currently contaminated by the production of methamphetamine?			X	
2) If no, h	as the property been professionally decontaminated from methamphetamine			<u> </u>	
contamin	ation:				
Explain: L2. MISCELLAN	IFOLIS	N/A	YES	NO	UN-
	ware of any existing or threatened legal action affecting this property?		TES	<u> X</u>	KNOW
h Are there	any assessments other than property assessments that apply to this property			<u> </u>	
(e.g. sewe	er assessments)?				
−os M	4/22/2024 5:32 PM EDT Page 4 of 5			_	
eller Initials	Date/Time	Buyer Initials		Da	te/Tim
eller Initials	Date/Time KREC Form 402 12/2022	Buyer Initials			te/Tim
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c. Are you aware of any violations of local, this property?	-+-+ fll	lance and a constitution and attended				
this property?	state, or rederal	laws, codes, or ordinances relating to			×	
d. Are there any transferable warranties?					X	
Explain:						
e. Has this house ever been damaged by fir	e or other disast	er?			X	
Explain:					X	
f. Are you aware of the existence of mold of	or other fungi on	the property?			X	
g. Has this house ever had pets living in it?		, , ,			Q	
Explain:						
h. Is this house in a historic district or listed	on any registry	of historic places?			X	
13. ADDITIONAL INFORMATION			N/A	YES	NO	KNO
Do you know anything else about the property	that that should	d be disclosed to the Buyer?			X	
If yes, please provide details in the space provi	ded, below. Att	ach additional sheets, as necessary.				
As Seller(s) I / we hereby certify that knowledge and belief. I / we agree to immed to closing.		n disclosed above is complete and accu Iyer in writing of any changes that beco			_	
Seller Signature	Date	Seller Signature				
Jonathan Aguilar	4/22/2024	5.22 PM EDT		D	ate	
B5946EE5D72F47E		J. JZ PM EDI		D	ate	
	ovided by me /	Estate Agent, us at my / our direction and request.		rther a	(print i	
has completed this form with information pr the above-named agent harmless for any rep	ovided by me / resentations th	Estate Agent,us at my / our direction and request. at appear on this form, in accordance v		orther a 324.36	(print ingree to	
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