

Whether or not they have been corrected, state whether there have been problems affecting:				
, · · · · · · · · · · · · · · · · · · ·	N/A	YES	NO	L KN
a. Plumbing			X	[
b. Electrical system			X	[
c. Appliances			X	[
d. Ceiling and attic fans		X		[
e. Security system	X			[
f. Sump pump	$\hat{\Box}$		¥	[
g. Chimneys, fireplaces, inserts			<u>x</u>	
h. Pool, hot tub, sauna	X			
i. Sprinkler system	X			
j. Heating system age of system: june 2023		 ¥		
k. Cooling/air conditioning system age of system: june 2023		<del>x</del>		
I. Water heater     age of system: 9 years		 		
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these proble		*		
	ms.			
cleaners threw away remote control for ceiling fan in master bedroom				
B. BUILDING STRUCTURE	N/A	YES	NO	к
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) The foundation or slab			X	
2) The structure or exterior veneer			X	
3) The floors and walls			X	
4) The doors and windows			X	
b. 1) Has the basement ever leaked?			X	
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?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an e	xtreme	ly heav	y rain,	et
Explain:				
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?			X	
	_			
			¥	
d. Are you aware of any damage to wood due to moisture or rot?	_	_	×	
<ul> <li>d. Are you aware of any damage to wood due to moisture or rot?</li> <li>Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants,</li> </ul>			x X	
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f.	ERTY ADDRESS: Have you ever had the roof replaced?			X		
	If so, when? yes, november 2013			*		_
g.	If the roof presently leaks, how often does it leak? (e.g., eve	ry time it rains, only after an extre	melv heavv	rain. e	tc.)	
0.	Explain:					
h.	Have you ever had roof repairs that involved placing shingle the entire roof covering? If so, when?	s on the roof instead of replacing			X	C
Plea	se explain any deficiencies noted in this Section and/or correc	tions or repairs to resolve those pr	oblems:			
5. LA	AND / DRAINAGE		N/A	YES	NO	KN
a.	Whether or not they have been corrected, state whether th	ere have been problems affecting:				
	1) Soil stability				X	
	2) Drainage, flooding, or grading				X	
	3) Erosion				$\overline{\mathbf{x}}$	
	4) Outbuildings or unattached structures				<u> </u>	
	· · ·	(A) mandating the purchase of flow			<b>A</b>	
b.	Is the house located within a Special Flood Hazard Area (SFF insurance for federally backed mortgages?	inanualing the purchase of 100			X	
	If so, what is the flood zone?					
		ing or water shed as a state				
c.	Is there a retention / detention basin, pond, lake, creek, spr this property?	ing, or water shed on or adjoining			X	
Plea	se explain any deficiencies noted in this Section and/or correc	tions or repairs to resolve those pr	oblems:			
6. BC	OUNDARIES		N/A	YES	NO	KN
a.	Have you ever had a staked or pinned survey of the propert	v performed?				KP
b.	Are you in possession of a copy of any survey of the propert				X	
-	Are the boundaries marked in any way?	y:			<u> </u>	
C.					×	
<u> </u>	Explain:					
d.	Do you know the boundaries?				X	
	Explain:					
e.	Are there any encroachments or unrecorded easements rela	ating to the property?			X	
	Explain:					
7. W	/ATER		N/A	YES	NO	ĸ
a.	Source of water supply: municipal utility					
b.	Are you aware of below normal water supply or water press				X	
с.	Has your water ever been tested? If so, attach the results or	r explain.			X	
	Explain:					
8. SE	EWER SYSTEM		N/A	YES	NO	K
a.	Property is serviced by:					
	1. Category I: Public Municipal Treatment Facility			X		
	2. Category II: Private Treatment Facility		X			
	3. Category III: Subdivision Package Plant		X			
	4. Category IV: Single Home Aerobic Treatment System (HOI	ME PACKAGE PLANT)	X			
	5. Category V: Septic Tank with drain field, lagoon, wetland,	-	X			
	6. Category VI: Septic Tank with dispersal to an offsite, multi	· · · · · · · · · · · · · · · · · · ·				
	7. Category VII: No Treatment/Unknown	. property claster treatment syster				
	Name of Servicer:		- <del>X</del>			
h						
b. For properties with Category IV, V, or VI systems						
	Date of last inspection (sewer): unkown	<b></b>				
	Date of last inspection (septic): n/a	Date last cleaned (septic):				
с.	Are you aware of any problems with the sewer system?		X			
¤s W	4/16/2024   3:31 PM EDT Page	3 of 5				
~			yer Initials			te/
Seller	Initials Date/Time	DI	iyer milliais		Da	ice,
eller	Initials Date/Time KREC Form 4	_	yer Initials			ite/

PROPERTY ADD	RESS:				
Please explain a	ny deficiencies noted in this Section:				
	ON / REMODELING	N/A	YES	NO	UN- KNOW
	e been any additions, structural modifications, or other alterations made?			<u>x</u>	
	all necessary permits and government approvals obtained?	X			
Explain:					UN-
	ERS ASSOCIATION (HOA)	N/A	YES	NO	KNOW
	operty subject to any restrictions, rules, or regulations of a Homeowners Association?		X		
	what is the annual or monthly assessment?				
3) HOA Na	me: wessex place hoa \$158. mary Contact Name: 5024682730				
	mary Contact Name. 3024082730 mary Contact Phone No. and email address:				
	perty a condominium?			X	
	must also complete KREC Form 404, the Condominium Seller's Certificate	<u> </u>		<b>W</b>	
	vare of any condition or legal action that may result in an increase in dues, taxes or				
assessmer				X	
Are any fe	atures of the property shared in common with adjoining landowners, such as walls,		_	_	_
n .	veways, etc.?		X		
	any pet or rental restrictions?		X		
	must be one year lease/ pets must be on a leash				
11. HAZARDOU	S CONDITIONS	N/A	YES	NO	UN- KNOW
Are you av	vare of any underground storage tanks, old septic tanks, field lines, cisterns, or			X	
a. , abandone	d wells on the property?			I <b>A</b> I	
	vare of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,			X	
water con	tamination, asbestos, the use of urea formaldehyde, etc.)				
	LEAD BASED PAINT DISCLOSURE REQUIREMENT				
	of any interest in residential real property on which a residential dwelling was built bay present exposure to lead from lead-based paint, which may cause certain health		978 is r	otified	that
	ouse built before 1978?				
-	vare of the existence of lead-based paint in or on this house?				
u. Are you av	RADON DISCLOSURE REQUIREMENT				
Radon is a natu	rally occurring radioactive gas that, when it has accumulated in a building in sufficien	nt quantiti	oc mai	/ nroco	nt
	uding lung cancer. The Kentucky Department for Public Health recommends radon to	-			
	and search "radon."		inter e in	nonna	
	aware of any testing for radon gas?			X	
	/hat were the results?				
	a radon mitigation system installed?	X			
	it functioning properly?	X			
	METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT				
A property own	her who chooses NOT to decontaminate a property used in the production of me	thamphet	amine	MUST	make
	re of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KA	-			
	nphetamine contamination is a Class D Felony under KRS 224.99-010.				
g. 1) Is the pi	operty currently contaminated by the production of methamphetamine?			X	
2) If no, ha	is the property been professionally decontaminated from methamphetamine				
contamina	tion?			X	
Explain:					
12. MISCELLANE	OUS	N/A	YES	NO	UN- KNOW
	vare of any existing or threatened legal action affecting this property?			X	
	any assessments other than property assessments that apply to this property r assessments)?			X	
—DS	4/16/2024   3:31 PM EDT				
W	Page 4 of 5				
eller Initials	Date/Time Bu	yer Initials		Da	te/Tin
Seller Initials	Date/Time KREC Form 402 12/2022 Bu	yer Initials		Da	te/Tin
		,		Da	ce m

Are you aware of any violations of local, state, or federal laws, codes, or C. this property? d. Are there any transferable warranties? Explain: no warranties e. Has this house ever been damaged by fire or other 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? Explain: one small dog h. Is this house in a historic district or listed on any registry of historic place: 13. ADDITIONAL INFORMATION Do you know anything else about the property that that should be disclosed to If yes, please provide details in the space provided, below. Attach additional si fundamental state and the space provided, below. Attach additional si Seller Signature Loward, Mukurs Considered and belief. I / we agree to immediately notify Buyer in writing of to closing. Seller Signature Mas Seller(s) I / we hereby certify that the information disclosed abo knowledge and belief. I / we agree to immediately notify Buyer in writing of to closing. Seller Signature Mas completed this form with information provided by me / us at my / our the above-named agent harmless for any representations that appear on th Seller Signature As Seller(s) I / we refuse to complete this form and acknowledge the Seller Signature As Seller Signature As				
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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?         Explain: one small dog         h. Is this house in a historic district or listed on any registry of historic place <b>13. ADDITIONAL INFORMATION</b> Do you know anything else about the property that that should be disclosed to if yes, please provide details in the space provided, below. Attach additional si         If yes, please provide details in the space provided, below. Attach additional si         Image: the about the property that the information disclosed about how ledge and belief. I / we agree to immediately notify Buyer in writing or to cosing.         Seller (s) I / we hereby certify that the information disclosed about how ledge and belief. I / we agree to immediately notify Buyer in writing or to cosing.         Seller Signature       Date       Seller Signature         Image: the above-named agent harmless for any representations that appear on the solution provided by me / us at my / our / us at my / our feale Seller Signature       Date       Seller Signature         Image: the above-named agent harmless for any representations that appear on the seller Signature       Date       Seller Signature         Image: the above-named agent harmless for any representations that appear on the seller Signature       Date       Seller Signature         Image: the above-named agent harmless for any representations that appear on theseller Signature       Date       Sell			X	
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