## Real Esta

## 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
- 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.

Property Address 461 Brentwood Est. City State Glasgow Zip KY

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

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 Have you ever lived in the house? If yes, please indicate the length of time: KNOWN List the date (month / year) you purchased the house. 2 b. Do you own the property as (an) individual(s) or as representative(s) of a company? - 30232 C. 100 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? Has this house ever been used for anything other than a residence? 1 Explain: Ele Page 1 of 5 Seller Initials ES

Seller Initials

Buyer Initials

Date/ inne

KREC Form 402 12/2022

Buyer Initials

Date/Time

1) The foundation or slab 2) The structure or exterior veneer 3) The floors and walls 4) The doors and windows 5. 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? 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 extremely heavy rain, etc. Have you experienced, or are you aware of, any water or drainage problems in the crawl space? 6. Have you aware of any damage to wood due to moisture or rot? 7. Are you aware of any damage to wood due to moisture or rot? 8. Are you aware of any damage due to wood infestation (e.g., termites, borers, carpenter ants.	PROPERTY ADDRESS: 461 Brentwood Est.  2. HOUSE SYSTEMS		Glasgow			KY	42:
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  1. Sprinkler system  j. Heating system  age of system: IV_6  Cooling/air conditioning system age of system: IV_6  Cooling/air conditioning system age of system: IV_6  Whether or not litely have been corrected, state whether there have been problems affecting:  1) The structure or exterior veneer  3) The floors and walls  4) The doors and windows  b. 1) Has the basement ever leaked?  2) If system over had any repairs done to the basement?  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 extremely heavy rain, etc. Are you aware of any damage to wood due to moisture or rot?  Are you aware of any damage to wood due to moisture or rot?  Are you aware of any damage due to wood infestation?  2) If you have had basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc. Explain:  Have you experienced, or are you aware of, any wood infestation?  2) If you have not gave any other improvement been treated for wood infestation?  2) If you have not gave any other improvement been treated for wood infestation?  2) If you have not gave any other improvement been treated for wood infestation?  2) If you have not gave any other improvement been treated for wood infestation?  3) Is there a warranty?  Are you aware of any damage due to wood infestation?  2) If yes, by whom?  3) Is there a warranty?  As the roof leaked at any time since you have owned or lived at the property?  Has the roof leaked at any time since you have owned or lived at the property?  Has the roof leaked at any time since you have owned or lived at the property?  When was the last time the roof leaked?  Have you ever had any repairs done to the roof?	Whether or not they have been corrected, state whether	there have been problems	offorting.				
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Has the roof leaked at any time since you have owned or lived at the property?  Has the roof leaked at any time before you owned or lived at the property?  When was the last time the roof leaked?  Have you ever had any repairs done to the roof?  Page 2 of 5  Page 2 of 5  Buyer Initials  Date/Time				N/A	YES	NO	UN- KNOWN
When was the last time the roof leaked?  Have you ever had any repairs done to the roof?  Page 2 of 5  How are the last time the roof leaked?  Page 2 of 5  Buyer Initials  Buyer Initials  Page 7 of 5	Has the roof leaked at any time since you have	173					ANDREN
Have you ever had any repairs done to the roof?  Page 2 of 5  A/29/2024e   4:01 PDT  Buyer Initials  Date/Tir	Has the roof leaked at any time before you have owned o	r lived at the property?				Z,	
Have you ever had any repairs done to the roof?  Page 2 of 5  Hitials 4/29 2024 4:01 PDT  Buyer Initials Date/Tir	When was the last time the roof lasted?	ed at the property?	_			B	
Page 2 of 5  4/29/2024e   4:01 PDT  Page 2 of 5  Buyer Initials  Date/Tir	Have you ever had any repairs done to the						
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4/29/2024e   4:01 PDT Buyer Initials Date/Tir	S 4/20	age 2 of 5	5≠			- Marian Address	-
Date/III		0-2013	Rungal	nitiala			from:
		402 42 /5	buyeri	intials		Date	/Time

f.	PERTY ADDRESS: 461 Brentwood Est.  Have you ever had the roof replaced?  Glasgow				KY	421
	If so, when?				Ø	
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an explain:					
	Explain:	xtremely	/ hear	vy rain,	etc.)	
h.	Have you ever had roof repairs that involved placing shingles on the roof instead of replacithe entire roof covering? If so, when?	ng	П	П	8	
Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve thos				121	L
	this section and/or corrections or repairs to resolve those	e problei	ms:			
5. LA	NND / DRAINAGE					
a.	Whether or not they have been corrected, state whether there have been problems affecti		N/A	YES	NO	KNO
	7	ng:			***************************************	
~	2) Drainage, flooding, or grading		<u> </u>			
	3) Erosion				Z	С
	4) Outbuildings or unattached structures				Ø	
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of insurance for federally backed mortgages?				0	
υ,	insurance for federally backed mortgages?  If so, what is the flood zone?	flood			Ø	
	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?				d	
i icas	e explain any deficiencies noted in this Section and/or corrections or repairs to resolve those	problem	is:			
6. BO	UNDARIES					
a,	Have you ever had a staked or pinned survey of the property performed?		N/A	YES	NO	UN- KNOW
b.	Are you in possession of a copy of any survey of the property?	-		Ø,		
C.	Are the boundaries marked in any way?			Ø,		
	Explain: Page 1			Ø		
-	Do you know the boundaries?				Prophing and the second	111111111111111111111111111111111111111
	Explain:			0		
e. /	Are there any encroachments or unrecorded easements relating to the property?					
I	Explain:				d	
. WA	TER					
a. 9	Source of water supply:	N	I/A	YES	NO	UN- KNOWN
b. A	Are you aware of below normal water supply or water pressure?					
c. F	Has your water ever been tested? If so, attach the results or explain.				Ø	
Ε	xpiain;				<u> </u>	
	/ER SYSTEM					
	roperty is serviced by:	N	/A	YES	NO	UN- KNOWN
1	. Category I: Public Municipal Treatment Facility		Pentry		***************************************	
2	. Category II: Private Treatment Facility				Z	
3	. Category III: Subdivision Package Plant					
4	. Category IV: Single Home Aerobic Treatment System (HOME DACKAGE BLANE)		]		B,	
J.	. Caregory v. Septic rank with drain field, lagoon, wetland, or other ancits, discovery		]		Ø	
6.	Category VII: No Treatment (Us)			0		
7.	Category VII: No Treatment/Unknown				1	
N	ame of Servicer:	Γ			d	
. Fo	or properties with Category IV, V, or VI systems					
Da	ate of last inspection (sewer):					
Da	ate of last inspection (septic): 1// A					
. Ar	e you aware of any problems with the sewer system?		-			
0	4/30					r-1
er Initi	als Date/Time Page 3 of 5	Ma	5			
≥S er Initia	The state of the s	ıyer Initia	ıls		Date/I	ıme
a militi		ıyer Initia	le.		Date/T	****

ROP	ERTY ADDRESS: 461 Brentwood Est. Glasgow	1		KY 4	2141
	se explain any deficiencies noted in this Section:				
9. CC	DNSTRUCTION / REMODELING	N/A	YES	NO	UN- KNOWI
a.	Have there been any additions, structural modifications, or other alterations made?			Ø	
b.	If so, were all necessary permits and government approvals obtained?				
	Explain:				UN-
10. F	HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	KNOWN
a.	1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association	on?		Ø	
	2) If yes, what is the annual or monthly assessment?				
	3) HOA Name:				
	HOA Primary Contact Name:				
L	HOA Primary Contact Phone No. and email address:			9	
b.	Is the property a condominium?			E	Ц
	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
С.	Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?			d	
d.	Are any features of the property shared in common with adjoining landowners, such as wall fences, driveways, etc.?	s, 🗆		Ø	
e.	Are there any pet or rental restrictions?			Ø	
	Explain:				
11 L	AZARDOUS CONDITIONS	NI/A	VEC	NO	UN-
11. [		N/A	YES	NO	KNOW
a.	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?				
b.	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous wast water contamination, asbestos, the use of urea formaldehyde, etc.)	ce,		Q	
c.	Was this house built before 1978?			Ø	
C.				-	
d.	Are you aware of the existence of lead-based paint in or on this house?  RADON DISCLOSURE REQUIREMENT			Ø	
heal visit	on is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice the risks, including lung cancer. The Kentucky Department for Public Health recommends radio chfs.ky.gov and search "radon."	n testing. For	more ir	nforma	tion,
e.	1) Are you aware of any testing for radon gas?			8	
£	2) If yes, what were the results?				
f.	1) Is there a radon mitigation system installed?				
writ	2) If yes, is it functioning properly?  METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREME roperty owner who chooses NOT to decontaminate a property used in the production of ten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 l lose methamphetamine contamination is a Class D Felony under KRS 224.99-010.	NT methamphet	amine	MUST	make
g.	1) Is the property currently contaminated by the production of methamphetamine?			0	
	2) If no, has the property been professionally decontaminated from methamphetamine contamination?			d	
	Explain:				
12.1	VIISCELLANEOUS	N/A	YES	NO,	UN- KNOW
a.	Are you aware of any existing or threatened legal action affecting this property?				
b.	Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?			4	
	1/30   Page 4 of 5     Initials   Date/Time	Buyer Initials		Da	te/Tin
	#S 4/29/2024   4:01 PDT   KREC Form 402 12/2022   Tritials   Date/Time   KREC Form 402 12/2022	Buyer Initials		Da	te/Tin

PROPERTY ADDRESS: 461 Brentwood  Are you aware of any violations of	local, state, or feder	Glasgow al laws, codes, or ordinances relating to			KY 4	21
			) 🗆		W/	
d. Are there any transferable warranti  Explain:	ies?					
e. Has this house ever been damaged	by fire or other disa	ster?				
Lypiaiii.					7	
f. Are you aware of the existence of n	nold or other fungi o	n the property?				
g. Has this house ever had pets living i Explain:	in it?		П	П	IT	
h. Is this house in a historic district or I	listad ·				123	
- THE THE WALL INFORMATION					B	
Do you know anything else about the pro	perty that that shoul	Id he disclosed to the Bureau	N/A	YES	NO	KNO
If yes, please provide details in the space	provided, below. At	tach additional sheets, as necessary			Z	
				And the state of t		
As Seller(s) I / we hereby cortifue	that the inf	n disclosed above is complete and accu	rate to th	e best (	of my /	ou
As Seller(s) I / we hereby certify a knowledge and belief. I / we agree to import of closing.	that the inf	n disclosed above is complete and accu yer in writing of any changes that beco	rate to th	e best o	of my / e / us p	ou
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