## **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.

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Property Address 1429 Durrett Ave		
City Hopkinsville	State Ky	Zip 42240

**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	s as necessary.
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1. P	RELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
a.	Have you ever lived in the house? If yes, please indicate the length of time:			×	
b.	List the date (month / year) you purchased the house. 8/21/2023				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: Individual				
d.	Has the house been used as a rental? If yes, length of time rented?		×		
e.	Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?			X	
f.	Has this house ever been used for anything other than a residence?			×	
	Explain:				
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	4.0				

Authentisi	N	
AG	10/05/24	8:01 PM
Seller In	itials	Date/Time
Seller In	 itials	Date/Time

Page 1 of 5

Buyer Initials

Date/Time

KREC Form 402 12/2022

Buyer Initials Date/Time

Whether or not they have been corrected, state whether there have been problems affecting:  a. Plumbing  b. Electrical system  c. Appliances  d. Ceiling and attic fans  e. Security system  g. Chimneys, fireplaces, inserts  h. Pool, hot tub, sauna  i. Sprinkler system  j. Heating system  k. Cooling/air conditioning system age of system: Unknown  k. Cooling/air conditioning system age of system: Unknown  l. Water heater age of system: Unknown  Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these prol  3. BUILDING STRUCTURE  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  3) The floors and walls  4) The doors and windows  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?  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 Explain:  c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?  d. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?  f. Are you aware of any damage to wood due to moisture or rot?  Are you aware of any damage to wood of infestation?  1) Has the house or any other improvement been treated for wood infestation?  2) If yes, by whom?  3) Is there a warranty?	N/A	YES	NO	KNO
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Explain:  c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?  d. Are you aware of any damage to wood due to moisture or rot?  e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, 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?  2) If yes, by whom?		elv hea	vv rain.	. etc
<ul> <li>c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?</li> <li>d. Are you aware of any damage to wood due to moisture or rot?</li> <li>e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?</li> <li>f. Are you aware of any damage due to wood infestation?</li> <li>1) Has the house or any other improvement been treated for wood infestation?</li> <li>2) If yes, by whom?</li> </ul>			, ,	
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<ul> <li>fungi, etc.)?</li> <li>Are you aware of any damage due to wood infestation?</li> <li>1) Has the house or any other improvement been treated for wood infestation?</li> <li>2) If yes, by whom?</li> </ul>				_
<ul><li>f. Are you aware of any damage due to wood infestation?</li><li>1) Has the house or any other improvement been treated for wood infestation?</li><li>2) If yes, by whom?</li></ul>				L
1) Has the house or any other improvement been treated for wood infestation?  2) If yes, by whom?				
2) If yes, by whom?				┪
3) Is there a warranty?	<u> </u>		<u> </u>	
-,,,,,,				
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prof	olems:			
I. ROOF	N/A	YES	NO	KN
a. How old is the roof covering? Age of the roof if known: Unknown				
b. Has the roof leaked at any time since you have owned or lived at the property?				
c. Has the roof leaked at any time before you owned or lived at the property?				
d. When was the last time the roof leaked? Unknown				
eHave you ever had any repairs done to the roof?				:
10				
10/05/24 8:01 PM Page 2 of 5				
	er Initials	-		ate/1

f.	PERTY ADDRESS: 1429 Durrett Ave, Hopkinsville Ky 42240					
	Have you ever had the roof replaced?		Ш			
	If so, when?					
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains,	only after an extremely	heavy	rain, e	tc.)	
	Explain:					
٦.	Have you ever had roof repairs that involved placing shingles on the roof in	istead of replacing				
	the entire roof covering? If so, when?					-
eas	ase explain any deficiencies noted in this Section and/or corrections or repairs	s to resolve those proble	ns:			
L/	AND / DRAINAGE		N/A	YES	NO	Kľ
а.	Whether or not they have been corrected, state whether there have been	problems affecting:				KI
	1) Soil stability	<u> </u>				
	2) Drainage, flooding, or grading					┪
	3) Erosion					┪
	4) Outbuildings or unattached structures					-
	Is the house located within a Special Flood Hazard Area (SFHA) mandating	the nurchase of flood				_
).	insurance for federally backed mortgages?	the partitione of flood				
	If so, what is the flood zone?					
	Is there a retention / detention basin, pond, lake, creek, spring, or water sh	ned on or adioining				-
С.	this property?	ica on or aujoning				
ea	ase explain any deficiencies noted in this Section and/or corrections or repairs	s to resolve those problem	ns:			
	, , , , , , , , , , , , , , , , , , , ,					
P/	OUNDARIES		N/A	YES	NO	
	Have you ever had a staked or pinned survey of the property performed?		N/A	TES		K
a. `			_=_			_
).	Are the houndaries marked in any way?					_
С.	Are the boundaries marked in any way?			Ц	Ш	
	Explain:					_
. k	Do you know the boundaries?					
	Explain:					
€.	Are there any encroachments or unrecorded easements relating to the pro	perty?				
14	Explain:		NI/C	VEC	NO	
	VATER  Source of water supply		N/A	YES	NO	К
a.	Source of water supply:					
).	Are you aware of below normal water supply or water pressure?		<u> </u>			
c.	Has your water ever been tested? If so, attach the results or explain.					
C	Explain:		NI/C	VEC	NO	
	EWER SYSTEM  Proporty is consisted by		N/A	YES	NO	К
Э.	Property is serviced by:					_
	1. Category I: Public Municipal Treatment Facility		<u> </u>	<u> </u>		4
	2. Category II: Private Treatment Facility					_
	3. Category III: Subdivision Package Plant		<u> </u>			4
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PI	,	<u> </u>			_
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite					_[
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property clust	er treatment system				
	7. Category VII: No Treatment/Unknown					
	Name of Servicer:					
<b>)</b> .	For properties with Category IV, V, or VI systems					
).	For properties with Category IV, V, or VI systems  Date of last inspection (sewer):					
<b>)</b> .	For properties with Category IV, V, or VI systems  Date of last inspection (sewer):	eaned (septic):				_
	For properties with Category IV, V, or VI systems  Date of last inspection (sewer):  Date of last inspection (septic):  Date last cle	eaned (septic):				
o.	For properties with Category IV, V, or VI systems  Date of last inspection (sewer):  Date of last inspection (septic):  Date last cle  Are you aware of any problems with the sewer system?	eaned (septic):				
C.Auth	For properties with Category IV, V, or VI systems  Date of last inspection (sewer):  Date of last inspection (septic):  Date last cle	eaned (septic):			Da	te/

PROPERTY ADDRESS: 142	29 Durrett Ave, Hopkinsville Ky 42240				
Please explain any deficien	cies noted in this Section:				
9. CONSTRUCTION / REMO	DDELING	N/A	YES	NO	UN- KNOV
a. Have there been any	additions, structural modifications, or other alterations made?				×
b. If so, were all necessa	ary permits and government approvals obtained?				×
Explain:					
10. HOMEOWNERS ASSOC	CIATION (HOA)	N/A	YES	NO	UN- KNOW
a. 1) Is the property sub	ject to any restrictions, rules, or regulations of a Homeowners Association?			×	
2) If yes, what is the a	annual or monthly assessment?				
3) HOA Name:					
HOA Primary Conta					
HOA Primary Conta	act Phone No. and email address:				
b. Is the property a cond	dominium?			X	
	complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you aware of any assessments?	condition or legal action that may result in an increase in dues, taxes or				×
d. Are any features of the fences, driveways, et	ne property shared in common with adjoining landowners, such as walls,				×
				×	F
e. Are there any pet or i	entailestrictions:				
Ехріаііі.					
11. HAZARDOUS CONDITIO	ONS	N/A	YES	NO	UN
Are you aware of any	underground storage tanks, old septic tanks, field lines, cisterns, or			×	KNOV
abandoned wells on t					
	other environmental hazards? (e.g., carbon monoxide, hazardous waste, , asbestos, the use of urea formaldehyde, etc.)			X	
	LEAD BASED PAINT DISCLOSURE REQUIREMENT				
	erest in residential real property on which a residential dwelling was built		978 is r	otified	that
	exposure to lead from lead-based paint, which may cause certain health r				
c. Was this house built l				_  <u>X</u>	
d. Are you aware of the	existence of lead-based paint in or on this house?			×	
	RADON DISCLOSURE REQUIREMENT ing radioactive gas that, when it has accumulated in a building in sufficient cancer. The Kentucky Department for Public Health recommends radon tent "radon."				
e. 1) Are you aware of a	ny testing for radon gas?			×	
2) If yes, what were t	he results?				
f. 1) Is there a radon mi	itigation system installed?			X	
2) If yes, is it function	ing properly?	×			
written disclosure of meth	<b>METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT</b> ooses NOT to decontaminate a property used in the production of met amphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR e contamination is a Class D Felony under KRS 224.99-010.	-			
	rently contaminated by the production of methamphetamine?			×	
2) If no, has the prope	erty been professionally decontaminated from methamphetamine				<b>&gt;</b>
contamination?					_
Explain: 12. MISCELLANEOUS		N/A	YES	NO	UN
	existing or threatened legal action affecting this property?	N/A	TES	×	KNOV
h Are there any assessr	ments other than property assessments that apply to this property			X	
(e.g. sewer assessment $A = \frac{A}{2}$ 10/05/24 8:01					
Seller initials Date/1		yer Initials		Da	te/Tir
Seller Initials Date/7	Time KREC Form 402 12/2022 Buy	er Initials		Da	te/Tir

this property?  d. Are there any transferable warranties?  Explain:  e. Has this house ever been damaged by fire or other disaster?  Explain:  f. Are you aware of the existence of mold or other fungl on the property?  g. Has this house ever had pets living in it?  Explain:  h. Is this house ever had pets living in it?  Explain:  13. ADDITIONAL INFORMATION  Do you know anything else about the property that that should be disclosed to the Buyer?  N/A YES NO  DO you know anything else about the property that that should be disclosed to the Buyer?  If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.  14. SELLER(S) CERTIFICATION (cloose one)  As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / ur to closing.  Seller Signature  Date  Seller Signature  Date  Date  As Seller(s) I / we hereby certify that my / our Real Estate Agent, Michael Griffis (print has completed this form with information provided by me / us at my/ our direction and request. I / we further agree to the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).  Seller Signature  Date  Date  Date  Seller Signature  Date  Date  The Seller(s) I / we refuse to complete this form or to acknowledge that the Real Estate Agent will so inform the Buseller Signature  Date  The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form.  Buyer Signature  Date	Are you aware of	1429 Durrett Ave, Hop any violations of local, st		aws, codes, or ordinances relating t	° 🗆		×	
Explain:  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 ft?  Explain:  h. Is this house ever had pets living in ft?  Explain:  Expl	this property?							
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Explain:	•			- 117-				>
13. ADDITIONAL INFORMATION   N/A YES NO   Do you know anything else about the property that that should be disclosed to the Buyer?   X   Yes   No   X   Yes   No   X   Yes   No   X   Yes   Yes, please provide details in the space provided, below. Attach additional sheets, as necessary.   X   Yes   Yes, please provide details in the space provided, below. Attach additional sheets, as necessary.   X   Yes		, ,						
The Buyer(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buseller Signature  Date  Date  As Seller(s) I / we hereby certify that my / our Real Estate Agent Date  As Seller(s) I / we hereby certify that my / our Real Estate Agent Date  The Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buseller Signature  Date  Date  Date  Date  Seller Signature  Date  Date  Austin Gallaway  Date	h. Is this house in a h	istoric district or listed o	n any registry o	f historic places?			×	
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As Seller(s)   / we hereby certify that the information disclosed above is complete and accurate to the best of m knowledge and belief.   / we agree to immediately notify Buyer in writing of any changes that become known to me / us to closing.    Date	Do you know anything e	else about the property t	hat that should	be disclosed to the Buyer?			×	
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