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 76 Muirfield Way, Benton, KY 42025		
City Benton	State Kentucky	Zip 42025

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 KNOWLE</u>	<u>DGE</u> . Attach additional sheets as necessary.
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1. PF	RELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
a.	Have you ever lived in the house? If yes, please indicate the length of time:		X		
b.	List the date (month / year) you purchased the house. 12/15/2023				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: Individuals				
d.	Has the house been used as a rental? If yes, length of time rented?			X	
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?			X	
	Explain:				

Seller Initials	11/28/2024 Date/Time	12:22 PM EST Page 1 of 5	Buyer Initials	Date/Time
Seller Initials	Date/Time	KREC Form 402 12/2022	Buyer Initials	Date/Time

ROPERTY ADDRESS: 2. HOUSE SYSTEMS				
Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	KNO
a. Plumbing			X	
b. Electrical system			X	
c. Appliances			X	
d. Ceiling and attic fans			X	
e. Security system			X	
f. Sump pump			X	
g. Chimneys, fireplaces, inserts			<u> </u>	
h. Pool, hot tub, sauna	<u> </u>			
i. Sprinkler system				
j. Heating system age of system: 1yr			<u> </u>	[
k. Cooling/air conditioning system age of system: 1yr			<u> </u>]
I. Water heater age of system: 1yr			<u> </u>	
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these pr			'A'	
3. BUILDING STRUCTURE	N/A	YES	NO	KN
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			<u> </u>	
b. 1) Has the basement ever leaked?	<u> </u>			
2) If so, when did the basement last leak?	<u>₩</u>			
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?	<u>//31</u>			
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after	an extreme	ly heav	/v rain	etr
Explain:	CAUCITIC	,	, , , , , , , ,	
	e? X			
d. Are you aware of any present or past wood due to moisture or rot?	X			
Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, e. funding of \$12			X	
f. Are you aware of any damage due to wood infestation?			₩	
· · · · · · · · · · · · · · · · · · ·			<u>X</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?				
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pr	oblems:			
I. ROOF	N/A	YES	NO	KN
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	
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Page 2 of 5			_	± - /-
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	PROF	PERTY ADDRESS:				
If its ord presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) Explain: Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: Section					X	
Explain:				<u> </u>		
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he Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: 5. LAND / DRAINAGE a. Whether or not they have been corrected, state whether there have been problems affecting: 1) Soil stability 2) Drainage, flooding, or grading 3) Erosion 4) Outbuildings or unattached structures b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? If so, what is the flood zone? 6. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: 6. BOUNDARIES a. Have you ever had a staked or pinned survey of the property performed? b. Are you in possession of a copy of any survey of the property? C. Are the boundaries marked in any way? Explain: b. Are the boundaries marked in any way? Explain: 7. WAITER a. Source of water supply: Public 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. Explain: 8. SEWER SYSTEM 9. A Property is Serviced by: 1. Category I: Public Municipal Treatment Facility 1. Category I: Public Municipal Treatment Facility 2. Category II: Subdivision Package Plant 4. Category V: Septic Tank with dispersal to an offsite, multi-property cluster treatment system 9. Category V: Septic Tank with dispersal to an offsite, multi-property cluster treatment system 1. 11/28/2024 12/72/ PM EST Page 3 of 5 Euger Initials Date of last inspection (septic): 20/32 C. Are you aware of any problems with the sewer system? 1. 11/28/2024 12/72/ PM EST Page 3 of 5 Euger Initials Date of last cleaned (septic): N/A 1. 11/28/2024 12/72/ PM EST Date of last cleaned (septic): N/A 1.				, -		
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ROP	ERTY ADDRESS:				
	se explain any deficiencies noted in this Section:				
	·				
9. CO	ONSTRUCTION / REMODELING	N/A	YES	NO	UN-
a.	Have there been any additions, structural modifications, or other alterations made?			- Ix	KNOV
b.	If so, were all necessary permits and government approvals obtained?				Ē
	Explain:				
10. F	HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	UN- KNOV
a.	1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association	1?	X		
	2) If yes, what is the annual or monthly assessment?				
	3) HOA Name: Kerry Landing Birmingham Pointe - No Fees				
	HOA Primary Contact Name: N/A				
	HOA Primary Contact Phone No. and email address: N/A				
b.	Is the property a condominium?			X	
	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c.	Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?			X	
d.	Are any features of the property shared in common with adjoining landowners, such as walls fences, driveways, etc.?	, _□		X	
e.	Are there any pet or rental restrictions?			X	
	Explain:				
11. I	HAZARDOUS CONDITIONS	N/A	YES	NO	KNO
a.	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?			X	
b.	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste water contamination, asbestos, the use of urea formaldehyde, etc.)	² , \square		X	
	property may present exposure to lead from lead-based paint, which may cause certain healtle. Was this house built before 1978?			X	
С.					
d.	Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT			X	
heal	on is a naturally occurring radioactive gas that, when it has accumulated in a building in suffici th risks, including lung cancer. The Kentucky Department for Public Health recommends radon chfs.ky.gov and search "radon."			nforma	
e.	1) Are you aware of any testing for radon gas?			X	
	2) If yes, what were the results?				
f.	1) Is there a radon mitigation system installed?			Ж	
	2) If yes, is it functioning properly?	X			
writ	METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMEN operty owner who chooses NOT to decontaminate a property used in the production of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KR ose methamphetamine contamination is a Class D Felony under KRS 224.99-010.	nethampheta			
g.	1) Is the property currently contaminated by the production of methamphetamine?			X	
	2) If no, has the property been professionally decontaminated from methamphetamine contamination?	¥			[
	Explain:				
12. ľ	MISCELLANEOUS	N/A	YES	NO	KNO
a.	Are you aware of any existing or threatened legal action affecting this property?			X	[
b.	Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?			X	I
-Initial	11/28/2024 12:22 PM EST Page 4 of 5				
ller	Initials Date/Time	Buyer Initials			te/T
eller	Initials Date/Time KREC Form 402 12/2022	Buyer Initials		Da	te/T

c. Are you aware of any violations of local, this property?						
this property?	state, or federal i	aws, 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 disaste	r?			X	
Explain:					X	
f. Are you aware of the existence of mold of	or other fungi on t	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 o	f historic places?			X	
13. ADDITIONAL INFORMATION			N/A	YES	NO	UN- KNOV
Do you know anything else about the property	that that should	be disclosed to the Buyer?			X	
If yes, please provide details in the space provi	ded, below. Atta	ch additional sheets, as necessary.				
As Seller(s) I / we hereby certify that knowledge and belief. I / we agree to immed to closing.		disclosed above is complete and accu	rate to t	he bes	t of my	/ / oı
			ome kno	wn to ı	me / u	
Seller Signature	Date	Seller Signature	ome kno		me / u	
	Date 11/28/2024		ome kno			
Seller Signature Signed by: 6F441A4880518F1	11/28/2024	Seller Signature 12:22 PM EST	ome kno	D	ate	s prid
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