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.

| Please take | e your time to answer these questions accurately and completely. | | |
|-------------|--|-------|-------|
| Property A | ddress | | |
| 445 | Elk Lake Resort Rd Lot 389 | | |
| City | | State | Zip |
| | Owenton | KY | 40359 |

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 X Have you ever lived in the house? If yes, please indicate the length of time: List the date (month / year) you purchased the house. 2004 c. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: d. X 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? X e. f. Has this house ever been used for anything other than a residence? X Explain: Page 1 of 5 Seller Initials Date/Time Date/Time **Buyer Initials**

KREC Form 402 12/2022

Date/Time

Buyer Initials

Date/Time

Seller Initials

| ROPERTY ADDRESS: | 445 Elk Lake Resort Rd Lot 389 O | wenton | KY | 4 | 0359 |
|---------------------------------------|--|-----------------|----------|----------|-------------|
| 2. HOUSE SYSTEMS | ave been corrected, state whether there have been problems affecting | NI/A | VEC | NO | UN- |
| • | ave been corrected, state whether there have been problems affecting: | : N/A | YES | NO 🗆 | KNOW |
| a. Plumbing | | | | | X |
| b. Electrical system | | | | | X |
| c. Appliances | | | | | |
| d. Ceiling and attic | ans | | | | X |
| e. Security system | | | | | X |
| f. Sump pump | | | | | X |
| g. Chimneys, firep | · | | | | X |
| h. Pool, hot tub, sa | ına | | | | X |
| i. Sprinkler system | | | | | X |
| j. Heating system | age of system: | | | | X |
| k. Cooling/air cond | tioning system age of system: | | | | X |
| Water heater | age of system: | | | | X |
| Please explain any de | ciencies noted in this Section and/or corrections or repairs to resolve the | ese problems: | | | |
| 3. BUILDING STRUCT | RE | N/A | YES | NO | UN- KNOV |
| a. Whether or not | hey have been corrected, state whether there have been problems affe | | | | |
| 1) The foundation | n or slab | | | | X |
| 2) The structure | or exterior veneer | | | | X |
| 3) The floors an | walls | | | | X |
| 4) The doors an | windows | | | | X |
| b. 1) Has the baser | ent ever leaked? | | | | X |
| <u> </u> | the basement last leak? | | | | |
| · · · · · · · · · · · · · · · · · · · | had any repairs done to the basement? | | | | X |
| | d basement leaks repaired, when was the repair done? | | | | |
| | it presently leaks, how often does it leak? (e.g., every time it rains, only | after an extrem | elv heav | v rain. | etc. |
| Explain: | | | - , | , - , | |
| <u>-</u> | nced, or are you aware of, any water or drainage problems in the craw | I space? | | | E |
| | any damage to wood due to moisture or rot? | | | X | |
| | | | ш | | |
| e. fungi, etc.)? | any present or past wood infestation (e.g., termites, borers, carpenter | ants, | | X | |
| • • • | any damage due to wood infestation? | | | X | |
| | . • | | | | 2 |
| | or any other improvement been treated for wood infestation? | | Ш | | <u> </u> |
| 2) If yes, by who | | | | | |
| 3) Is there a war | anty? | | | | |
| Please explain any de | ciencies noted in this Section and/or corrections or repairs to resolve the | ose problems: | | | |
| . ROOF | | - NI/A | VEC | NO | U |
| | of covering? Age of the roof if known: | N/A | YES | NO | KNO |
| | | | | | T. |
| | ed at any time since you have owned or lived at the property? | | | | X |
| | ed at any time before you owned or lived at the property? | | | | Σ |
| | st time the roof leaked? | | | | _ |
| e. Have you ever h | d any repairs done to the roof? | | | | Σ |
| | 2.5 | | | | |
| ller Initials | Page 2 of 5 ate/Time | Buyer Initials | _ : | - Da | te/Ti |
| mer mitidis | | | _ | | |
| eller Initials | ate/Time KREC Form 402 12/2022 | Buyer Initials | | <u></u> | te/Ti |

| - | ERTY ADDRESS: 445 Elk Lake Resort Rd Lot | 389 Owent | | KY | | 0359 |
|----------|---|--|------------------|----------|----------|------|
| f. | Have you ever had the roof replaced? | | | | | X |
| | If so, when? | | | | | |
| g. | If the roof presently leaks, how often does it leak? (| e.g., every time it rains, only after an extre | emely heavy | rain, et | c.) | |
| | Explain: | | | | | |
| า. | Have you ever had roof repairs that involved placing the entire roof covering? If so, when? | shingles on the roof instead of replacing | | | | Į |
| ea | se explain any deficiencies noted in this Section and/o | or corrections or repairs to resolve those p | roblems: | | | |
| | | | | | | |
| . LA | ND / DRAINAGE | | N/A | YES | NO | KN |
| а. | Whether or not they have been corrected, state who | ether there have been problems affecting | : | | | |
| | 1) Soil stability | | | | | |
| | 2) Drainage, flooding, or grading | | | | | |
| | 3) Erosion | | | | | |
| | 4) Outbuildings or unattached structures | | | | | |
| | Is the house located within a Special Flood Hazard A | rea (SEHA) mandating the nurchase of flo | | | | |
| Э. | insurance for federally backed mortgages? | red (Si TiA) mandating the parenase of he | | | X | |
| | If so, what is the flood zone? | | | | | |
| | Is there a retention / detention basin, pond, lake, cr | eek spring or water shed on or adjoining | | | | |
| c. | this property? | sek, spring, or water sned on or adjoining | | X | | |
| loa | se explain any deficiencies noted in this Section and/c | or corrections or renairs to resolve these n | rohloms: | | | |
| ica. | se explain any deficiencies noted in this section and c | to rections of repairs to resolve those p | iobieiris. | | | |
| . B(| DUNDARIES | | N/A | YES | NO | KN |
| 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: | | | | | |
| d. | Do you know the boundaries? | | | | | |
| | Explain: | | | | | |
| e. | Are there any encroachments or unrecorded easem | ents relating to the property? | | | | |
| <u> </u> | Explain: | ento relating to the property. | | | | |
| '. W | ATER | | N/A | YES | NO | |
| a. | Source of water supply: | | ,,,, | 120 | | KN |
| b. | Are you aware of below normal water supply or wat | er nressure? | | | | |
| C. | Has your water ever been tested? If so, attach the re | · · · | | | | |
| С. | Explain: | Estatts of Explain. | | | | |
| S CE | WER SYSTEM | | N/A | YES | NO | |
| a. | Property is serviced by: | | IVA | 11.3 | 140 | KN |
| u. | Category I: Public Municipal Treatment Facility | | | | | |
| | | | | | | |
| | 2. Category II: Private Treatment Facility | | | | \dashv | |
| | 3. Category III: Subdivision Package Plant | (110115 0101105 011111 | | | | |
| | 4. Category IV: Single Home Aerobic Treatment Syst | | | | <u> </u> | |
| | 5. Category V: Septic Tank with drain field, lagoon, w | | | | | |
| | 6. Category VI: Septic Tank with dispersal to an offsit | e, multi-property cluster treatment syste | | | | |
| | 7. Category VII: No Treatment/Unknown | | | | | |
| | Name of Servicer: | | | | | |
| b. | For properties with Category IV, V, or VI systems | | | | | |
| | Date of last inspection (sewer): | | | | | |
| | Date of last inspection (septic): | Date last cleaned (septic): | | | | |
| c. | Are you aware of any problems with the sewer syste | em? | | | | |
| | · | | | | | |
| | Initials Date/Time | Page 3 of 5 | Buyer Initials | | Da | te/1 |
| VII Cr | UUUGIS DAIP/UUP | | ANY CI IIIILIUIS | | Da | / I |
| eller | Bate, Time | | , | | | |

| Please explain ar | ESS: 445 Elk Lake Resort Rd Lot 389 Owenton | | KY | 71 | 0359 |
|--|--|-------------------|--|--|--------------|
| | ny deficiencies noted in this Section: | | | | |
| O CONSTRUCTIO | DN / REMODELING | N1/A | VEC | NO | UN- |
| | been any additions, structural modifications, or other alterations made? | N/A | YES | NO 🗆 | KNOW |
| | all necessary permits and government approvals obtained? | | | | X |
| Explain: | an necessary permits and government approvals obtained: | | | | [7 0] |
| • | RS ASSOCIATION (HOA) | N/A | YES | NO | UN- |
| | operty subject to any restrictions, rules, or regulations of a Homeowners Association? | | X | | KNOW |
| | hat is the annual or monthly assessment? | | | 500 | |
| 3) HOA Nar | • | | 20 | 00 | |
| • | nary Contact Name: | | | | |
| | nary Contact Phone No. and email address: | | | | |
| | erty a condominium? | | | X | |
| | must also complete KREC Form 404, the Condominium Seller's Certificate | | | <u> </u> | |
| | are of any condition or legal action that may result in an increase in dues, taxes or | | | | |
| assessment | | | | X | |
| Are any fea | itures of the property shared in common with adjoining landowners, such as walls, | | _ | | |
| Λ . | /eways, etc.? | | X | | |
| | ny pet or rental restrictions? | | X | | |
| | nting isn't available | | | | |
| • | | | | | |
| 11. HAZARDOUS | CONDITIONS | N/A | YES | NO | UN- KNOW |
| _ Are you aw | are of any underground storage tanks, old septic tanks, field lines, cisterns, or | | | | |
| | I wells on the property? | | | | X |
| b. Are you aw | are of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, | | | | X |
| water cont | amination, asbestos, the use of urea formaldehyde, etc.) | | | Ш | <u> </u> |
| | LEAD BASED PAINT DISCLOSURE REQUIREMENT | | | | |
| | | | | | |
| | of any interest in residential real property on which a residential dwelling was built pr | | 978 is n | otified | that |
| such property ma | ay present exposure to lead from lead-based paint, which may cause certain health risl | KS. | | | |
| such property ma c. Was this ho | ay present exposure to lead from lead-based paint, which may cause certain health risl ouse built before 1978? | ks. | | | X |
| such property ma c. Was this ho | ay present exposure to lead from lead-based paint, which may cause certain health risl buse built before 1978? Fare of the existence of lead-based paint in or on this house? | KS. | | | that |
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| c. Was this ho d. Are you aw Radon is a natura health risks, incluvisit chfs.ky.gov a e. 1) Are you a 2) If yes, wl f. 1) Is there a 2) If yes, is A property own written disclosur disclose metham g. 1) Is the pro | ay present exposure to lead from lead-based paint, which may cause certain health risk buse built before 1978? Tare of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT Tally occurring radioactive gas that, when it has accumulated in a building in sufficient of the diding lung cancer. The Kentucky Department for Public Health recommends radon test and search "radon." Taware of any testing for radon gas? That were the results? The radon mitigation system installed? The radon mitigation system installed? The re who chooses NOT to decontaminate a property used in the production of method of method phetometric in the production of method of method phetometric contamination is a Class D Felony under KRS 224.1-410(10) and 902 KAR 4 suphetamine contaminated by the production of method phetometric contaminated phetometric contaminated phetometric contaminated phetometric contaminated phetometric contamination phetomet | quantitiing. For | es, may more in | r presenforma | nt ition, |
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| ROPERTY ADDRESS: 445 Elk Lake R | esort Rd Lot 389 | Owento | on | KY | 40 | 000 |
|--|--|---|-------------------------------|--|---|-------------|
| c. Are you aware of any violations of loc this property? | cal, state, or federal la | aws, codes, or ordinances relating to |) _□ | | X | |
| d. Are there any transferable warranties | ? | | | | X | |
| Explain: | | | | | | |
| | | | | | | |
| e. Has this house ever been damaged by | y fire or other disaster | ı, | | | | X |
| Explain: | | | | | | |
| f. Are you aware of the existence of mo | ld or other fungi on t | he property? | | | | X |
| g. Has this house ever had pets living in | it? | | | | | X |
| Explain: | | | | | | |
| h. Is this house in a historic district or lis | ted on any registry of | historic places? | | | X | UN |
| 13. ADDITIONAL INFORMATION | | | N/A | YES | NO | KNO |
| Do you know anything else about the propo If yes, please provide details in the space pa | • | | | | X | |
| | | | | | | |
| 4. SELLER(S) CERTIFICATION (CHOOSE ONE) | | | | | | |
| As Seller(s) I / we hereby certify t knowledge and belief. I / we agree to imit to closing. | | | | | e / us | |
| As Seller(s) I / we hereby certify t knowledge and belief. I / we agree to imit to closing. | mediately notify Buy | - | | vn to m | e / us | |
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