

## **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.

Property Address 1039 John Parker Rd London, Ky40744 Parker Rd, London, KY 40744

City London	State Kentucky	<sup>Zip</sup> 40744
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**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 addition	al sheets a	is nec	essar	y.
1. PF	ELIMINARY 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. 1/23/2023				
C.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain:				
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:				
Initial TF	6/10/2025   1:27 PM EDT Page 1 of 5				
<u> </u>	Initials Date/Time	Buyer Initials	;	Date	e/Time
Selle	Initials Date/Time KREC Form 402 12/2022	Buyer Initials	-	Date	e/Time

Whether or not they have been corrected, state whether there have been problems affecting:       N/A       Yrs       NO       ************************************	-	ERTY ADDRESS:				
a. Pumbing       Image: status in the status i			N/A	VES	NO	
b.       Electrical system       Image: Comparison of the system       Image: Comparison of the system         c.       A pollances       Image: Comparison of the system       Image: Comparison of the system       Image: Comparison of the system         g.       Sump pump       Image: Comparison of the system       Image						
c. Appliances						
d. Ceiling and attic fans						
e. Scurrity system       Image: Security system       Image						
f.       Sump pump       g.       Chinneys, fireplaces, inserts       Q.       Q.       Q.         h.       Pool, hot tub, souna       Q.	-	-				
g.       Chimneys, fireplaces, inserts       G						
h.       Pool, hot tub, sauna       Image of system       Image of system:       Image of s						
i. Sprinkler system       iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii						
j. Heating system       age of system:						
k.       Cooling/air conditioning system       age of system:       Image of system:	I. :					
I. Water heater       age of system:       Image: Construction of the system is age of system is to resolve these problems:         Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems: <b>3. BUILDING STRUCTURE</b> N/A       YES       NO       Model <b>a.</b> Whether or not they have been corrected, state whether there have been problems affecting:       Image: Constructure or exterior veneer       Image: Constructure or constructure or constructure or constructure or constructure or any damage to wood due to moisture or rot?       Image: Constructure or constructure or constructure or constructure or any damage due to wood infestation?       Image: Constructure or co	J.					
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:         3. BUILDING STRUCTURE       N/A       YES       NO       More and the problems affecting:         1) The foundation or slab       Image: constant of the problem of the prof the prof the problem of the problem of the prof the						
3. BUILDING STRUCTURE       N/A       YES       NO       woment         a. Whether or not they have been corrected, state whether there have been problems affecting:       )       )       Distructure or exterior veneer       0       Distructure or veneer       Distructure or veneer       0       Distructure or veneer       0       Distructure or veneer						X
3. BODDING 3 INCLORE       N/A       YES       N/O       account         1) The foundation or slab						
a. Whether or not they have been corrected, state whether there have been problems affecting:       Image: Corrected of C	3. BI	JILDING STRUCTURE	N/A	YES	NO	
1) The foundation or slab       Image: Structure or exterior veneer       Image: Structure or exterior veneer<	a.	Whether or not they have been corrected, state whether there have been problems affecting:	•			NICOWIN
3) The floors and walls       Image: Control of the system o						X
3) The floors and walls       Image: Control of the system o		2) The structure or exterior veneer				X
4) The doors and windows       Image: Constraint of the property?         4) The doors and windows       Image: Constraint of the property?         b. 1) Has the basement ever leaked?       Image: Constraint of the property?         c) If so, when did the basement leaks repaired, when was the repair done?       Image: Constraint of the property?         c) Have you ever had any repairs done to the basement?       Image: Constraint of the property?         c) Have you experienced, or are you aware of, any water or drainage problems in the crawl space?       Image: Constraint of the property?         c) Are you aware of any damage to wood due to moisture or rot?       Image: Constraint of the property?       Image: Constraint of the property?         d) Have house or any other improvement been treated for wood infestation?       Image: Constraint of the property?       Image: Constraint of the property?         d. Are you aware of any damage due to wood infestation and/or corrections or repairs to resolve those problems:       Image: Constraint of the property?       Image: Constraint of the property?         c) Has the roof leaked at any time before you owned or lived at the property?       Image: Constraint of the property?       Image: Constraint of the property?         d. When was the last time the roof leaked?       Image: Constraint of the property?       Image: Constraint of the property?       Image: Constraint of the property?         d. How old is the roof leaked at any time before you owned or lived at the property?       Image: Co						
b.       1) Has the basement ever leaked?       Image: Comparison of the comparison of th						
2) If so, when did the basement last leak? 3) Have you ever had any repairs done to the basement? 1) 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.) Explain: c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?  c. Have you aware of any damage to wood due to moisture or rot?  d. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?  e. Are you aware of any damage due to wood infestation?  f. Are you aware of any damage due to wood infestation?  i) Has the house or any other improvement been treated for wood infestation?  i) Has the house or any other improvement been treated for wood infestation?  i) 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 problems:  4. ROOF  A	h	,				
3) Have you ever had any repairs done to the basement?       Image: Comparison of the segment leaks repaired, when was the repair done?         4) If you have had basement leaks repaired, when was the repair done?       Image: Comparison of the segment presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)         Explain:       Image: Comparison of the segment the segment the segment of the segment of the	<u>р.</u>	,				*
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.)         Explain:         c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?       □						Y
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)   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?   a. Have you aware of any damage due to wood infestation?   a. Have you aware of any damage due to wood infestation?   a. How old is the nouse or any other improvement been treated for wood infestation?   b. Has the house or any other improvement been treated for wood infestation?   c. Have you aware of any damage of the roof if known:   a. How old is the roof covering? Age of the roof if known:   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?   e. Have you ever had any repairs done to the roof?   fr:   6/10/2025   1:27 PM EDT   Page 2 of 5   Seller Initials						
Explain:         c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space? <ul> <li>X</li> <li>Are you aware of any damage to wood due to moisture or rot?</li> <li>X</li> <li>Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?</li> <li>Are you aware of any damage due to wood infestation?</li> <li>X</li> <li>X</li> <li>Are you aware of any other improvement been treated for wood infestation?</li> <li>X</li> <li>X</li> <li>X</li> <li>X</li> <li>Are you aware of any damage due to wood infestation?</li> <li>X</li> <li>X</li></ul>			extreme	lv heav	v rain	etc )
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1) Has the house or any other improvement been treated for wood infestation?       Image: Comparison of the comparis	£					
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 problems:  4. ROOF N/A YES NO 5. Has the roof covering? Age of the roof if known: 5. Has the roof leaked at any time since you have owned or lived at the property? 5. Has the roof leaked at any time before you owned or lived at the property? 5. Has the roof leaked at any time before you owned or lived at the property? 5. Has the roof leaked at any time before you owned or lived at the property? 5. Has the roof leaked at any time before you owned or lived at the property? 5. Has the roof leaked at any time before you owned or lived at the property? 5. Eller Initials Date/Time Da	Τ.					
3) Is there a warranty?         Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:         4. ROOF       N/A       YES       NO       UN         a. How old is the roof covering? Age of the roof if known:       X       X         b. Has the roof leaked at any time since you have owned or lived at the property?       Image: Comparison of the roof leaked?       Image: Comparison of the roof leaked?         c. Has the roof leaked at any repairs done to the roof?       Image: Comparison of the roof?       Image: Comparison of the roof?       Image: Comparison of the roof?         ftr       6/10/2025   1:27 PM EDT       Page 2 of 5       Buyer Initials       Image: Comparison of the roof of the roof?       Image: Comparison of the roof of the roof of the roof?						X
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:         4. ROOF       N/A       YES       NO       When was the roof covering? Age of the roof if known:       X         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?       Image: Color of the roof leaked at the property?       Image: Color of the roof leaked?         c.       Has the roof leaked at any time before you owned or lived at the property?       Image: Color of the roof leaked?       Image: Color of the roof leaked?         e.       Have you ever had any repairs done to the roof?       Image: Color of the roof leake?       Image: Color of the roof leake?         ftr       Date/Time       Page: 2 of 5       Image: 2 of 5       Image: 2 of 5						
4. ROOF       N/A       YES       NO       UN- KNOWN         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?						
A. KOOP       N/A       YES       NO       KNOWN         a. How old is the roof covering? Age of the roof if known:       X       X         b. Has the roof leaked at any time since you have owned or lived at the property?       I       I       IX         c. Has the roof leaked at any time before you owned or lived at the property?       I       IX       IX         d. When was the last time the roof leaked?       IX       IX       IX         e. Have you ever had any repairs done to the roof?       IX       IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prol	olems:			
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?       I       IX         c. Has the roof leaked at any time before you owned or lived at the property?       I       IX         d. When was the last time the roof leaked?       IX       IX         e. Have you ever had any repairs done to the roof?       IX       IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	4 R(	DOF	N/A	VEC	NO	
a.       How old is the roof leaved at any time for even in known.         b.       Has the roof leaked at any time since you have owned or lived at the property? <ul> <li>Image: Content of the property?</li> <li>Image: Content of the property?&lt;</li></ul>			N/A	11.3	10	
c. Has the roof leaked at any time before you owned or lived at the property?       Image: Constraint of the property?         d. When was the last time the roof leaked?         e. Have you ever had any repairs done to the roof?       Image: Constraint of the property?         fr       6/10/2025   1:27 PM EDT         page 2 of 5       Buyer Initials         Date/Time       Date/Time						
d. When was the last time the roof leaked?         e. Have you ever had any repairs done to the roof?         Image: the second s						
e. Have you ever had any repairs done to the roof?       Image 2 of 5         Image 2 of 5       Image 2 of 5         Seller Initials       Image 2 of 5	d.					
Page 2 of 5			X			
Page 2 of 5	Initial	6/10/2025   1:27 PM EDT				
		Page 2 of 5	er Initials		Da	te/Time
	Seller		er Initials		Da	te/Time

f.	Have you ever had the roof replaced?		X			Ľ
	If so, when?					
g.	If the roof presently leaks, how often does it leak? (e.g., even	v time it rains, only after an extrem	elv heavv	rain. e	tc.)	
0.	Explain:			, c	,	
	Have you ever had roof repairs that involved placing shingles	on the roof instead of replacing		_	_	
h.	the entire roof covering? If so, when?		X			
Plea	se explain any deficiencies noted in this Section and/or correct	ions or repairs to resolve those pro	olems:			
5. L/	AND / DRAINAGE		N/A	YES	NO	K
a.	Whether or not they have been corrected, state whether the	re have been problems affecting:				
	1) Soil stability		X			
	2) Drainage, flooding, or grading		X			
	3) Erosion					
	4) Outbuildings or unattached structures					
	Is the house located within a Special Flood Hazard Area (SFH.	A) mandating the nurchase of floor				
b.	insurance for federally backed mortgages?		· 🗆			
	If so, what is the flood zone?					
	Is there a retention / detention basin, pond, lake, creek, sprir	a or water shed on or adjoining				
c.	this property?					
Dloa	use explain any deficiencies noted in this Section and/or correct	ions or ronairs to resolve these proj	alome			
Fiea			Jenis.			
6 B(	OUNDARIES		N/A	YES	NO	
	Have you ever had a staked or pinned survey of the property	porformod2				К
a.		-	_			
b.	Are you in possession of a copy of any survey of the property	<u>؛</u>				
С.	Are the boundaries marked in any way?					
	Explain:					
d.	Do you know the boundaries?					
	Explain:					
e.	Are there any encroachments or unrecorded easements related	ting to the property?				
	Explain:					
7. W	/ATER		N/A	YES	NO	к
а.	Source of water supply:					
b.	Are you aware of below normal water supply or water pressu	ire?			X	
c.	Has your water ever been tested? If so, attach the results or e	explain.				
	Explain:					
8. SE	EWER SYSTEM		N/A	YES	NO	к
a.	Property is serviced by:					
	1. Category I: Public Municipal Treatment Facility					
	2. Category II: Private Treatment Facility					
	3. Category III: Subdivision Package Plant					
	4. Category IV: Single Home Aerobic Treatment System (HOM	1E PACKAGE PLANT)				
	5. Category V: Septic Tank with drain field, lagoon, wetland, o					
	6. Category VI: Septic Tank with dispersal to an offsite, multi-	· · · · · · · · · · · · · · · · · · ·				
	7. Category VII: No Treatment/Unknown					
	Name of Servicer:					
h						
b.	For properties with Category IV, V, or VI systems					
	Date of last inspection (sewer):					
	Date of last inspection (septic):	Date last cleaned (septic):	(F3			
C.	Are you aware of any problems with the sewer system?		X			
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eller	Initials Date/Time		er Initials		Da	te/
					Da	
	· Initials Date/Time KREC Form 40	17 17/7077 Dun	er Initials		De	٠

ROPERTY ADI Please explain	any deficiencies noted in this Section:				
	TION / REMODELING	N/A	YES	NO	UN- KNOV
a. Have the	re been any additions, structural modifications, or other alterations made?				5
b. If so, we	e all necessary permits and government approvals obtained?				Ģ
Explain:					
10. HOMEOW	NERS ASSOCIATION (HOA)	N/A	YES	NO	UN- KNOV
a. 1) Is the	property subject to any restrictions, rules, or regulations of a Homeowners Association	?			X
	what is the annual or monthly assessment?				
3) HOA N					
	rimary Contact Name:				
	rimary Contact Phone No. and email address:				
	operty a condominium?				X
	u must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are you assessme	aware of any condition or legal action that may result in an increase in dues, taxes or ents?				X
n .	eatures of the property shared in common with adjoining landowners, such as walls, riveways, etc.?				X
	e any pet or rental restrictions?				X
Explain:					
•					
11. HAZARDO	JS CONDITIONS	N/A	YES	NO	UN KNO
a	aware of any underground storage tanks, old septic tanks, field lines, cisterns, or ed wells on the property?				D
h Are you	aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, ntamination, asbestos, the use of urea formaldehyde, etc.)				D
such property	er of any interest in residential real property on which a residential dwelling was built may present exposure to lead from lead-based paint, which may cause certain health	risks.			
-	house built before 1978?				Ģ
d. Are you	aware of the existence of lead-based paint in or on this house?				X
	RADON DISCLOSURE REQUIREMENT				
health risks, in	urally occurring radioactive gas that, when it has accumulated in a building in sufficie cluding lung cancer. The Kentucky Department for Public Health recommends radon t v and search "radon."	-	-	-	
e. 1) Are yo	u aware of any testing for radon gas?				D
	what were the results?				
	e a radon mitigation system installed?				Ę
	is it functioning properly?				Ę
A property ov written disclos	<b>METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT</b> oner who chooses NOT to decontaminate a property used in the production of me oure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KA amphetamine contamination is a Class D Felony under KRS 224.99-010.	ethampheta			mak
g. 1) Is the	property currently contaminated by the production of methamphetamine?			X	
	has the property been professionally decontaminated from methamphetamine	×			Ľ
Explain:					
12. MISCELLAI		N/A	YES	NO	U
	aware of any existing or threatened legal action affecting this property?	<u>N/A</u>			
Are there	e any assessments other than property assessments that apply to this property er assessments)?				
Tritian T Eller Initials	6/10/2025   1:27 PM EDT Page 4 of 5 Date/Time 	ayer Initials			te/T
ller Initials	Date/Time KREC Form 402 12/2022 Bu	yer Initials		Da	te/

ROPERTY ADDRESS:						
c. Are you aware of any violations of local, this property?	state, or federal la	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	he property?				<u> </u>
g. Has this house ever had pets living in it?						5
Explain: h. Is this house in a historic district or listed	on any registry of	f historic places?				Ģ
3. ADDITIONAL INFORMATION	i oli ally registry o		N/A	YES	NO	UN
Do you know anything else about the property	that that should	be disclosed to the Buver?				
f yes, please provide details in the space provi		•				7
nknown						
I4. SELLER(S) CERTIFICATION (CHOOSE ONE) ☐ As Seller(s) I / we hereby certify that knowledge and belief. I / we agree to immed		-				
to closing.	ulately notify buy	er in writing of any changes that bec		wii to i	ne / u	spin
Seller Signature	Date	Seller Signature		D	oate	
Signed by: Told Franzen AlF	6/10/2025	_				
E18993E7333B490	-					
As Seller(s) I / we hereby certify that has completed this form with information pr he above-named agent harmless for any rep	rovided by me / u	s at my / our direction and request.			(print	
Seller Signature	Date		with KRS		-	
		Seller Signature	with KRS	324.36	-	
As Seller(s) I / we refuse to complete	e this form and ac	Seller Signature		324.36	<b>50(9).</b> Date	o ho
	e this form and ac	Seller Signature		324.36	<b>50(9).</b> Date	o ho
eller Signature	Date	Seller Signature knowledge that the Real Estate Agen Seller Signature		324.36	bate bate the Bu	o ho
As Seller(s) I / we refuse to complete Seller Signature The Seller(s) refuse(s) to complete th Principal Broker / Real Estate Agent Print Name	Date	Seller Signature knowledge that the Real Estate Agen Seller Signature	t will so iı	324.36	bate bate the Bu	o ho
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The Seller(s) refuse(s) to complete th   The Seller(s) refuse(s) to complete th   Trincipal Broker / Real Estate Agent Print Name   The Buyer(s) hereby certifies t   Buyer Signature   6/10/2025   1:27 PM	Date his form or to ackr e they have receive Date EDT	Seller Signature  knowledge that the Real Estate Agen Seller Signature  nowledge such refusal. Principal Broker / Real Estate Agent d a copy of this Seller's Disclosure of Buyer Signature e 5 of 5	<b>t will so ii</b> Signature	324.36	boote the Bur boote boote boote boote	o ho
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