

KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
Mayo-Underwood Building
500 Mero Street 2NE09
Frankfort, Kentucky 40601
(502) 564-7760

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;
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

1574 Patterson Branch Rd.

City

Somerset

State

KY

Zip

42503

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 best of your knowledge. Attach additional sheets as necessary.

~~PRELIMINARY DISCLOSURES~~

a. Have you ever lived in the house?

b. List the date (month / year) you purchased the house: May 1995

c. Do you own the property as (an) individual(s) or as representative(s) of a company? residents

Explain:

d. To the best of your knowledge, has the house been used as a rental?

e. To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?

f. To the best of your knowledge, has this house ever been used for anything other than a residence?

Explain:

X PPS 10-29-21 10:20 A.M.

PROPERTY ADDRESS:

2. HOUSE SYSTEMS N/A YES NO

Whether or not they have been corrected, state whether there have been problems affecting:		N/A	YES	NO
a. Plumbing		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Electrical system		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Appliances		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Ceiling and attic fans		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Security system		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Sump pump		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Chimneys, fireplaces, inserts		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Pool, hot tub, sauna		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Heating system	age of system: <i>see tag on unit</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system	age of system: <i>see tag on unit</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Water heater	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section: *in Florida unable to check age of HVAC.*

3. BUILDING STRUCTURE N/A YES NO

Whether or not they have been corrected, state whether there have been problems affecting:		N/A	YES	NO
a. 1) The foundation or slab		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) The structure or exterior veneer		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) The floors and walls		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) The doors and windows		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Have you ever had any repairs done to the basement?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done?	<i>NA</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)	<i>NA</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Are you aware of any damage due to wood infestation?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Is there a warranty?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section: *termites started on back door and kitchen floor was treated 9/24/2021*

4. ROOF N/A YES NO

a. How old is the roof covering? (write the age of the roof if known)	<i>approximately 15 yrs</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. When was the last time the roof leaked?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have you ever had any repairs done to the roof?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

PROPERTY ADDRESS:

- f. Have you ever had the roof replaced?
- If so, when? approximately 15 years
- g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)
- Explain:
- h. 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:

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?
- c. 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:

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: Steel stakes
- d. Do you know the boundaries?
- Explain: Steel stakes in yard
- e. Are there any encroachments or unrecorded easements relating to the property?
- Explain:

WATERS

- a. Source of water supply: City water
- 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:

SEWER SYSTEM

- 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 (HOME PACKAGE PLANT)
 - 5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal
 - 6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system
 - 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 system?

Please explain any deficiencies noted in this Section:

X PPS 11-29-21 10:00
Seller Initials Date/Time

Buyer Initials Date/Time

PROPERTY ADDRESS:

CONSTRUCTION/REMODELING DISCLOSURE REQUIREMENT

- a. Have there been any additions, structural modifications, or other alterations made?
- b. If so, were all necessary permits and government approvals obtained?

Explain:

HOMEOWNERS ASSOCIATION (HOA) DISCLOSURE REQUIREMENT

- a. 1) Is the property subject to rules or regulations of a HOA?
- 2) If yes, what is the yearly assessment?
- 3) HOA Name:
- HOA Primary Contact Name:
- HOA Primary Contact Phone No.:

- b. Is the property a condominium?
- If yes, you must also complete KREC Form 406, the Condominium Seller's Certificate
- c. Are you aware of any condition that may result in an increase in taxes or assessments?
- d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?
- e. Are there any pet or rental restrictions?

Explain:

HAZARDOUS CONDITION DISCLOSURE REQUIREMENT

- 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 waste, water contamination, asbestos, the use of urea formaldehyde, etc.)

LEAD-BASED PAINT DISCLOSURE REQUIREMENT

Property owners of any residential building that was built prior to 1978 should disclose the presence or absence of lead-based paint, which may cause lead poisoning.

- c. Was this house built before 1978?
- d. Are you aware of the existence of lead-based paint in or on this house?

RADON DISCLOSURE REQUIREMENT

Radon is a naturally occurring radioactive gas that when it has accumulated in a building, it can cause lung cancer. The U.S. Environmental Protection Agency (EPA) recommends radon testing for more information visit www.epa.gov/radon and search radon.

- e. 1) Are you aware of any testing for radon gas?
- 2) If yes, what were the results?
- f. 1) Is there a radon mitigation system installed?
- 2) If yes, is it functioning properly?

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

Property owners who do not or do not intend to produce or possess in the production of methamphetamine must make a disclosure to the public health department of the state of Florida (817-200-0000) and the local health department (813-200-0000) if the property is contaminated by methamphetamine. For more information, visit www.flhhs.gov and search methamphetamine.

- g. 1) Is the property currently contaminated by the production of methamphetamine?
- 2) If no, has the property been professionally decontaminated from methamphetamine contamination?

Explain:

MISCELLANEOUS DISCLOSURE REQUIREMENT

- 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)?
- c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?
- d. Are there any warranties to be passed on?

