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:

- Residential purchases of new construction homes if a warranty is provided;
- Sales of real estate at auction; or
- 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

1	49	Holman	Ave

State Zip City 42701 KY Elizabethtown

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.

1. PI	RELIMINARY DISCLOSURES	N/A	YES	NO	KNOWN
a.	Have you ever lived in the house?				
b.	List the date (month / year) you purchased the house. 11/99)			
c.	Do you own the property as (an individual(s) or as representative(s) of a company?				
	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?			ď	
	Explain:				
	is & infrancisco.				

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Date/Time

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HOUSE SYSTEMS				UN-
hether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	KNOW
a. Plumbing				井
o. Electrical system				屵
c. Appliances				믁
d. Ceiling and attic fans			<u> </u>	
e. Security system	Ø			무
f. Sump pump	<u> </u>		<u> </u>	
g. Chimneys, fireplaces, inserts				무
n. Pool, hot tub, sauna			<u> </u>	
i. Sprinkler system				
j. Heating system age of system: · 2019			<u> </u>	
k. Cooling/air conditioning system age of system:				
l. Water heater age of system: 1999				
ease explain any deficiencies noted in this Section:		Ç ^a		
		-		
BUILDING STRUCTURE	N/A	YES	NO	UN- KNOW
 Whether or not they have been corrected, state whether there have been problems affecting 				
1) The foundation or slab			U	
2) The structure or exterior veneer				
3) The floors and walls				
			<u> </u>	
4) The doors and windows 3 wir closes how to have lost seas	<u></u>			一一
b. 1) To the best of your knowledge, has the basement ever leaked?				
2) When was the last time the basement leaked?				
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 extrem	alv has	www.rain	otc
	an extrem	Ciy iica	avyiani	, etc.
Explain:				
Have you experienced, or are you aware of, any water or drainage problems in the crawl space		ᆜ		<u> </u>
i. Are you aware of any damage to wood due to moisture or rot?				Ш
Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?				
c. Are you aware of any damage due to wood infestation?			\square	
1) Has the house or any other improvement been treated for wood infestation?				
2) If yes, by whom?				
3) Is there a warranty?				
ease explain any deficiencies noted in this Section:	La ,			
			l.	_ =
				-
		YES	NO	UN- KNOV
ROOF	N/A			
a. How old is the roof covering? (write the age of the roof if known) \mathcal{ADAD}	N/A			
How old is the roof covering? (write the age of the roof if known) ADAD Has the roof leaked at any time since you have owned or lived at the property?	N/A			
a. How old is the roof covering? (write the age of the roof if known) \mathcal{ADAD}				
How old is the roof covering? (write the age of the roof if known) Has the roof leaked at any time since you have owned or lived at the property? To the best of your knowledge, has the roof leaked at any time before you owned or lived at				

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	Have you ever had the roof replaced?	own		
	If so, when?			
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremel	y heav	y rain,	etc.)
- 0-	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?			\square
Dlos	se explain any deficiencies noted in this Section:		7.	
Piea	se explain any deficiencies noted in this section.			
- 4		1-2		
	5			
5. L/	AND / DRAINAGE	N/A	YES	NO
a.	Whether or not they have been corrected, state whether there have been problems affecting:			
1	1) Soil stability			<u> </u>
	2) Drainage, flooding, or grading			<u> </u>
-	3) Erosion			
	4) Outbuildings or unattached structures			
h	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood			d
b.	insurance for federally backed mortgages?			
l l	If so, what is the flood zone?			
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining			
ι.	this property?	Ш	Ш	<u> </u>
Plea	se explain any deficiencies noted in this Section:			
6. B	OUNDARIES	N/A	YES	NO
a.	Have you ever had a staked or pinned survey of the property performed?			V
b.	Are you in possession of a copy of any survey of the property?			
c.	Are the boundaries marked in any way?			ĪV/
	Explain:		RAV	L
d.	Do you know the boundaries?		1	- 0
	Explain:			
e.	Are there any encroachments or unrecorded easements relating to the property?			□ ✓
<u> </u>	Explain:			LVA
7. W	/ATER	N/A	YES	NO
a.	Source of water supply:	11/15		110
b.	Are you aware of below normal water supply or water pressure?			7
c.	Has your water ever been tested? If so, attach the results or explain.			
	Explain:			L\$PZ
	EWER SYSTEM n//m	N/A	YES	NO
8. S	11111	,		.10
8. SI	Property is serviced by: 7/1			
	Property is serviced by: 1. Category I: Public Municipal Treatment Facility			
	1. Category I: Public Municipal Treatment Facility			
	Category I: Public Municipal Treatment Facility Category II: Private Treatment Facility			
	1. Category I: Public Municipal Treatment Facility 2. Category II: Private Treatment Facility 3. Category III: Subdivision Package Plant			
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a.	 Category I: Public Municipal Treatment Facility Category II: Private Treatment Facility Category III: Subdivision Package Plant Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT) Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system 			
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a.	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:			
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b.	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: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date last cleaned (septic):			
b.	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: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): Date last cleaned (septic): Are you aware of any problems with the sewer system?			
b.	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: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date last cleaned (septic):			

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B. Have there been any additions, structural modifications, or other alterations made?	9. CONSTRUCTION / REMODELING	N/A	YES	NO	UN-
b. If So, were all necessary permits and government approvals obtained? Explain: 10. HOMEOWNER'S ASSOCIATION (HOA) a. 1) Is the property subject to rules or regulations of a HOA? a. 1) Is the property subject to rules or regulations of a HOA? a) HOA Primary Contact Name: HOA Primary Contact Phone No.: b) Is the property a condominium? If yes, you must also complete KREC Form 404, 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: 11. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or have a shandoned wells on the property? b. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or have a shandoned wells on the property? b. Are you aware of any the environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) ELAD BASED PAINT DISCLOSURE REQUIREMENT Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified to such property may present exposure to lead from lead-based paint, which may cause certain health risks. 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 in sufficient quantities, may preshealth risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more informativistic firsk, you and search "radon." PATHY YES NO (1) Is the property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST me written disclosure of methamphetamine contamination				\square	
Explain: 10. HOMEOWNER'S ASSOCIATION (HOA) a. 1) is the property subject to rules or regulations of a HOA? 2) if yes, what is the yearly assessment? 3) HOA Ame: HOA Primary Contact Name: HOA Primary Contact Phone No.: b. Is the property a condominium? If yes, you must also complete RREC Form 404, 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: 11. HAZARDOUS CONDITIONS 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 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.) EAD BASED PAINT DISCLOSURE REQUIREMENT Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified to such property may present exposure to lead from lead-based paint, which may cause certain health risks. 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 in an anturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may preshealth risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more informativistic fisks, by oand search "radon." e. 1) Are you aware of any testing for radon gas? 2) If yes, what were the results? A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST ma written disclosure of methamphetamine contamination is a class Delony under RRS 224.9				g	
10. HOMEOWREY'S ASSOCIATION (HOA) 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 Rome: HOA Primary Contact Phone No.: b. is the property a condominium? if yes, you must also complete KREC Form 404, 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: 11. HAZARDOUS CONDITIONS N/A YES NO and abandoned wells on the property? 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.) 12. PARSON DISCLOSURE REQUIREMENT Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified to such property may present exposure to lead from lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT RRADON DISCLOSURE REQUIREMENT RRADON DISCLOSURE REQUIREMENT RRADON DISCLOSURE REQUIREMENT RRADON DISCLOSURE REQUIREMENT RADON DISCLOSURE REQUIREMENT RADON DISCLOSURE REQUIREMENT RADON DISCLOSURE REQUIREMENT A property own aware of any testing for radon gas? 1			1		
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 404, 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: 11. HAZARDOUS CONDITIONS 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 formalderbyde, etc.) water contamination, asbestos, the use of urea formalderbyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified to such property may present exposure to lead from lead-based paint, which may cause certain health risks. 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 in sufficient quantities, may present exist in first and the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present the existence of head-based paint in or on this house? 2) If yes, what were the results? 1) If yes, what were the results? 2) If yes, what were the results? 2) If yes, what were the results? 3) If yes, what were the results? 4) If yes, what were the results? 5) If yes, is it functioni		N/A	YES	NO	UN- KNOW
3) HOA Name: HOA Primary Contact Name: HOA Primary Contact Name: HOA Primary Contact Phone No.: b. Is the property a condominium? If yes, you must also complete KREC Form 404, 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: 11. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? 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 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified to such property may present exposure to lead from lead-based paint, which may cause certain health risks. c. Was this house built before 1978? RADON DISCLOSURE REQUIREMENT A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine wistle chisk, ye you aware of any testing for radon gas? 2) If yes, what were the results? 6. 1) Are you aware of any existing for radon gas? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine ontamination is a Class D Felony under KRS 224.99-010. g. 1) Is the property currently contaminated by the production of methamphetamine	a. 1) Is the property subject to rules or regulations of a HOA?				
HOA Primary Contact Name: HOA Primary Contact Name: HOA Primary Contact Phone No.: b. Is the property a condominium? If yes, you must also complete KREC Form 404, 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: 11. HAZARDOUS CONDITIONS N/A YES NO a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a. bandoned wells on the property? b. Are you aware of any tother environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified to such property may present exposure to lead from lead-based paint, which may cause certain health risks. 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 as based paint in or on this house? RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive as Stank, when it has accumited in a building in sufficient quantities, may preshealth risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more informativistic chrisky, gov 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 A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST m written disclosure of methamphetamine contamination is a Class D Felony und			1 /		
HOA Primary Contact Phone No.: b. Is the property a condominion! If yes, you must also complete KREC Form 404, 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: 11. HAZARDOUS CONDITIONS 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 underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? EVENT BY A rey ou aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) EVENT BY	3) HOA Name:				
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Explain:	olman Ave	Elizabe	thtown KY 4270
e. Has this house ever been dam	naged by fire or other disa	aster?	
Explain:			
f. Are you aware of the existence	e of mold or other fungi	on the property?	
g. Has this house ever had pets I			
Explain:			
h. Is this house in a historic distr	ict or listed on any regist	ry of historic places?	
13. ADDITIONAL INFORMATION	ice of fisced off diff registr	Ty of filscoric places.	N/A VES NO UN
Do you know anything else about th	he property that that sho	uld be disclosed to the Ruyor?	
f ves please provide details in the	space provided below /	Attach additional sheets, as necessary	
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14. SELLER(S) CERTIFICATION (CHOO	OSE ONE)	Zurlage 12/20/22 7:4	2 DN4
knowledge and belief. I/ we agree to closing. Joseph Sherrard Selber Signature	e to immediately notify I	Buyer in writing of any changes that	become known to me / us pric 12/20/22 8:17 PM
X	12/20/22 7:35 Date 7:35	Seler Signature Robin Sherrard	Date 12/20/22 7:32 PM
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