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			
5100	US Highway	42		732
City			State	Zip
		Louisvillo	KY	40241

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	UN- KNOWN
a.	Have you ever lived in the house? If yes, please indicate the length of time:		4		
b.	List the date (month / year) you purchased the house.		Feb	25	17
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?	Vidu	rLs		
	Explain:				
d.	Has the house been used as a rental? If yes, length of time rented?			9	
e.	Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?			V	
f.	Has this house ever been used for anything other than a residence?			Q/	
	Explain:				

Page	1	of	5
------	---	----	---

Buyer Initials

Date/Time

KREC Form 402 12/2022

Buyer Initials

Date/Time



ROPERTY ADDRESS: 5100 US Highway 42 732 Lou 2. HOUSE SYSTEMS	uisville	KY	. 40	241
2. HOUSE SYSTEMS Whether or not they have been corrected, state whether there have been problems affecting	g: N/A	YES	NO	UN-
a. Plumbing	. 144			KNOW
b. Electrical system			<u>u</u>	
c. Appliances		-		Ē
c. Appliances d. Ceiling and attic fans				亡
e. Security system				
f. Sump pump				
C. Lordingowha				
h. Pool, hot tub, sauna				Ē
i. Sprinkler system			一一	Ē
j. Heating system age of system:				Ē
k. Cooling/air conditioning system age of system:			<u>u</u>	Ē
l. Water heater age of system:				
 Water neater age of system. Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve the 				
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve the bath had leak + was repaired (master suit behind vanity	te) Conne	ctic	» И	_
	N/A		NO	Uf
 BUILDING STRUCTURE Whether or not they have been corrected, state whether there have been problems aff 	Control of the Contro	. 165	NU	KNO
	buiding 1			[
1) The foundation or slab nation this unit not sure about	Ju aingu		믐	<u> </u>
2) The structure or exterior veneer 3) The floors and walls				
3) The floors and walls 4) The doors and windows Association of the doors and the doors and the doors and the doors are also as the doors and the doors and the doors are also as the doors and the doors are also as the doors and the doors are also as the doors and the doors are also as the doors are al				
4) The doors and windows one window in 300 optional barrown	1001 241			
b. 1) Has the basement ever leaked? Conde - Contact mgr/unknou 2) If so, when did the basement last leak?				
3) Have you ever had any repairs done to the basement?				Ç
4) If you have had basement leaks repaired, when was the repair done?	h.cf.	mel. !		
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, onl	y atter an extre	mely hea	vy rain,	etc.
Explain:				
c. Have you experienced, or are you aware of, any water or drainage problems in the crav	wl space?			
d. Are you aware of any damage to wood due to moisture or rot?			Ū∕	<u> </u>
e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpente fungi, etc.)?	_		1 2′	[
f. Are you aware of any damage due to wood infestation?			图	_ [
1) Has the house or any other improvement been treated for wood infestation?				
2) If yes, by whom?				
_ 3) Is there a warranty?				
2) Is there a warranty? Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve t	those problems:			
1. ROOF	N/	/A YES	NO	KN
a. How old is the roof covering? Age of the roof if known: UA Knewn	E			[
b. Has the roof leaked at any time since you have owned or lived at the property?				
c. Has the roof leaked at any time before you owned or lived at the property?			<u> </u>	
d. When was the last time the roof leaked?		-		
e. Have you ever bas any repairs done to the roof?]		
Page 2 of 5	Buyer Initia	als	Da	ate/1
KREC Form 402 12/2022	Buyer Initia	als	Da	ate/1

RO	PERTY ADDRESS: 5100 US Highway	42 732	Louisville	1	KY	40	24
f.	Have you ever had the roof replaced?						E
	If so, when?						
g.	If the roof presently leaks, how often does it	t leak? (e.g., every time it rains, only afte	er an extremely	heavy	rain, et	c.)	-
	Explain:						
h.	Have you ever had roof repairs that involved the entire roof covering? If so, when?	d placing shingles on the roof instead of	replacing				
lea	se explain any deficiencies noted in this Section	on and/or corrections or repairs to resolv	e those probler	ns:			
i. L	AND / DRAINAGE			N/A	YES	NO	UI KNO
a.	Whether or not they have been corrected, s	tate whether there have been problems	affecting:				70.00
	1) Soil stability						[
	2) Drainage, flooding, or grading						
	3) Erosion						G
	4) Outbuildings or unattached structures						
	Is the house located within a Special Flood H	Hazard Area (SEHA) mandating the purch	hase of flood				
b.	insurance for federally backed mortgages? If so, what is the flood zone?						E
		lake analy and a supplied as	- 41-1-1				
c.	Is there a retention / detention basin, pond, this property?	lake, creek, spring, or water shed on or	adjoining				E
lea	se explain any deficiencies noted in this Section	on and/or corrections or repairs to resolu	e those probler	ns:			
6. B	DUNDARIES			N/A	YES	NO	U
a.	Have you ever had a staked or pinned survey	v of the property performed?				9	XONO
b.	Are you in possession of a copy of any surve						
c.	Are the boundaries marked in any way?	y or the property:				ä	
<u> </u>	Explain:	THE RESERVE OF THE PARTY OF THE				<u> </u>	
d.	Do you know the boundaries?						Ź
<u> </u>	Explain:			<u> </u>			
e.	Are there any encroachments or unrecorded	l easements relating to the property?					Ē
<u> </u>	Explain:	reasements relating to the property:					
7. W	ATER			N/A	YES	NO	U
a.	Sauras of water avenue 1 /11	- Water Co.		N/A	113	NO	KNO
b.	-B/410 V / / 3		Т				
C.	Are you aware of below normal water supply Has your water ever been tested? If so, attack	of the results or explain	<u>T</u>	-			
C.	Explain:	en the results or explain.			_⊔_		
S SE	WER SYSTEM			81/8	VEC	NO	U
a.				N/A	YES	NO	KNO
<u>u.</u>	Property is serviced by: MSD 1. Category I: Public Municipal Treatment Fac	allitu					
	Category II: Private Treatment Facility	СШТУ		<u> </u>	<u></u>	무	
				<u></u>			[
	3. Category III: Subdivision Package Plant						
	4. Category IV: Single Home Aerobic Treatme						
	5. Category V: Septic Tank with drain field, la						
	6. Category VI: Septic Tank with dispersal to	an offsite, multi-property cluster treatm	nent system				Ε
	7. Category VII: No Treatment/Unknown						
	Name of Servicer:						
b.	For properties with Category IV, V, or VI syste	ems					
	Date of last inspection (sewer):						
	Date of last inspection (septic):	Date last cleaned (seg	otic):				
c.	Are you aware of any problems with the sew	rer system?					Ŀ
		Page 3 of 5	Buyer Ir	nitials		Dat	te/Ti
		11000				Jai	/ 11
	1	KREC Form 402 12/2022	Buyer Ir	nitials		Dat	te/Ti
	1110	Association of REALTORS, Inc. and is fo	or the use of it	5	,d	TRA	Ne
					M65	an IKP	

ROPERTY ADDRESS: 5100 US Highway 42	732 Lo	uisville	KY	40	241
Please explain any deficiencies noted in this Section:					
9. CONSTRUCTION / REMODELING					UN-
	ntions on athen alternations are dec	N/A	YES	NO	KNOW
, , , , , , , , , , , , , , , , , , ,	ations, or other alterations made?			<u></u>	<u> </u>
 b. If so, were all necessary permits and government Explain: 	approvals obtained?				Z
10. HOMEOWNERS ASSOCIATION (HOA)		N/A	YES	NO	UN-
a. 1) Is the property subject to any restrictions, rules,	or regulations of a Homeowners Asso		d		KNOW
2) If yes, what is the annual or monthly assessmen					
3) HOA Name:	1,30				
HOA Primary Contact Name:					
HOA Primary Contact Phone No. and email addr	ess:				
b. Is the property a condominium?					
If yes, you must also complete KREC Form 404, th	Condominium Seller's Certificate				
c. Are you aware of any condition or legal action tha	may result in an increase in dues, ta	xes or			
assessments?		^e3 01			
d. Are any features of the property shared in comme	on with adjoining landowners, such a	is walls,	Q'		
fences, driveways, etc.? (ond-					
e. Are there any pet or rental restrictions?					
Explain: pet drental see restr	ctions				
11. HAZARDOUS CONDITIONS		N/6	\mathre		UN
Are you aware of any underground storage tanks,	old sentic tanks field lines cistorns	N/A	YES	NO	KNOV
a. abandoned wells on the property?	old septic tanks, field files, cisterns,	, or			
Are you aware of any other environmental hazard	s? (e.g. carbon monovide hazardou	is waste			
b. water contamination, asbestos, the use of urea for		□ vaste,			٤
such property may present exposure to lead from lead- c. Was this house built before 1978?	based paint, which may cause certain	n nealth risks.		<u> </u>	Е
d. Are you aware of the existence of lead-based pair	t in or on this house?			V	
RADON Radon is a naturally occurring radioactive gas that, who health risks, including lung cancer. The Kentucky Depar					
visit chfs.ky.gov and search "radon."	ment for Public Health recommends.	radon testing. For	more in	rormat	ion,
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?					C
2) If yes, is it functioning properly?					
METHAMPHETAMINE CO A property owner who chooses NOT to decontamina written disclosure of methamphetamine contamination disclose methamphetamine contamination is a Class D	pursuant to KRS 224.1-410(10) and	on of methamphet	tamine N Failure t	ЛUST r o prop	nak erly
g. 1) Is the property currently contaminated by the					I
2) If no, has the property been professionally decontamination?	ontaminated from methamphetamin	ne 🗆			С
Explain:					
12. MISCELLANEOUS		N/A	YES	NO	KNOV
a. Are you aware of any existing or threatened legal	action affecting this property?			4	_ KNOV
b. Are there any assessments other than property as (e.g. sewer assessments)?		у 🗆		1	
	Page 4 of 5	Buyer Initials		Dat	e/Tii
۱° ۲° ۱	REC Form 402 12/2022	Buyer Initials	•	Dat	e/Ti

c. Are you aware of any violations of loca this property?		732	Louisville	KY	40	24:
		al laws, codes, or ordinance	s relating to			E
d. Are there any transferable warranties?						
Explain:						
e. Has this house ever been damaged by	fire or other disa	ster?				4
Explain:	me or other disa	J.C. I.				
f. Are you aware of the existence of mole		on the property?				
g. Has this house ever had pets living in it					Ø	
Explain: no pets during	owners	hip				
h. Is this house in a historic district or list	ed on any registr	y of historic places?				U
Do you know anything else about the proper	rty that that shou	uld be disclosed to the Buyo	N/A ·? □	YES	NO	KNC
f yes, please provide details in the space pro					1 0	
14. SELLER(S) CERTIFICATION (CHOOSE ONE) As Seller(s) I / we hereby certify the knowledge and belief. I / we agree to imm	nat the informati nediately notify I	ion disclosed above is com Buyer in writing of any cha	plete and accurate to th	ne best	of my	70
	Date	Sel		Da	ate	pr
	Date 1/3/25	Sel		Da		pr
	1/3/25		<u> </u>	Da / ^	ate	pr
	my / our Rea fovided by me	Estate // our direction	and request. I/ we fur	Da / 1	print r	pr 12
	my / our Rea fovided by me	Estate // our direction	and request. I/ we fur	Da / 1	print r	pr 12
	my / our Rea fovided by me	Estate // our direction	and request. I/ we fur	Da /(I ther ag 324.360	print r	pr lan
Seller Signature	my / our Rea fovided by me epresentations to Date	/ us at my / our direction that appear on this form, in Seller Signature	and request. I / we fur accordance with KRS 3	Da /	print r gree to O(9).	pri
Seller Signature As Seller(s) I / we refuse to comple	my / our Rea ovided by me epresentations to Date	I Estate / / us at my / our direction that appear on this form, in Seller Signature	and request. I / we fur accordance with KRS 3	Da /	print r gree to O(9).	pr
Seller Signature As Seller(s) I / we refuse to comple	my / our Rea fovided by me epresentations to Date	/ us at my / our direction that appear on this form, in Seller Signature	and request. I / we fur accordance with KRS 3	Da /	print r gree to O(9).	pr
Seller Signature As Seller(s) I / we refuse to comple Seller Signature	my / our Rea fovided by me epresentations to Date	d Estate / / us at my / our direction that appear on this form, in Seller Signature I acknowledge that the Rea Seller Signature	and request. I / we fur accordance with KRS 3	Da /	print r gree to O(9).	pri
☐ As Seller(s) I / we refuse to comple Seller Signature ☐ The Seller(s) refuse(s) to complete	my / our Rea ovided by me epresentations to Date Date Date this form or to a	d Estate / / us at my / our direction in that appear on this form, in Seller Signature I acknowledge that the Real Seller Signature acknowledge such refusal.	and request. I/ we fur accordance with KRS 3	Da / 1 ther ag 324.360 Da 	print r gree to 0(9). ate	pri
As Seller(s) I / we refuse to complete The Seller(s) refuse(s) to complete Principal Broker / Real Estate Agent Print Nat	my / our Rea ovided by me epresentations to Date Date Date this form or to a	d Estate / / us at my / our direction in that appear on this form, in Seller Signature I acknowledge that the Real Seller Signature acknowledge such refusal.	and request. I / we fur accordance with KRS 3	Da / 1 ther ag 324.360 Da 	print r gree to O(9).	pri
As Seller(s) I / we refuse to complete Celler Signature The Seller(s) refuse(s) to complete Principal Broker / Real Estate Agent Print Natartin Crane	my / our Rea ovided by me epresentations to Date Date Date this form or to a me	Justate / Justat	and request. I / we fur accordance with KRS 3	Da	print r gree to 0(9). ate	pri
As Seller(s) I / we refuse to complete Seller Signature The Seller(s) refuse(s) to complete Principal Broker / Real Estate Agent Print Name The Buyer(s) hereby certifie	my / our Rea ovided by me epresentations to Date Date Date this form or to a me	Justate / Justat	and request. I / we fur accordance with KRS 3	Da	print r gree to 0(9). ate	pri
The Seller(s) refuse(s) to complete Principal Broker / Real Estate Agent Print Name	my / our Rea ovided by me epresentations to Date Date Date this form or to a me	Justate / Justat	and request. I / we fur accordance with KRS 3	Da / (I ther ag 324.360 Da 	print r gree to 0(9). ate	pri
As Seller(s) I / we refuse to complete Seller Signature The Seller(s) refuse(s) to complete Principal Broker / Real Estate Agent Print National Crane The Buyer(s) hereby certifie	my / our Rea ovided by me epresentations to Date this form or to a me es they have rece	I Estate / / us at my / our direction in that appear on this form, in Seller Signature I acknowledge that the Real Seller Signature Ecknowledge such refusal. Principal Broker / Real Selved a copy of this Seller's I	and request. I / we fur accordance with KRS 3	Da / (I ther ag 324.360 Da 	print r gree to O(9). ate	pri
As Seller(s) I / we refuse to complete Seller Signature The Seller(s) refuse(s) to complete Principal Broker / Real Estate Agent Print Natartin Crane The Buyer(s) hereby certifie	my / our Rea ovided by me epresentations to Date ete this form and Date this form or to a me es they have rece	I Estate / / us at my / our direction that appear on this form, in Seller Signature I acknowledge that the Rea Seller Signature acknowledge such refusal. Principal Broker / Rea Selved a copy of this Seller's I Buyer Signature	and request. I / we fur accordance with KRS 3	Da / (I ther ag 324.360 Da 	print r gree to O(9). ate	pri
As Seller(s) I / we refuse to complete Seller Signature The Seller(s) refuse(s) to complete Principal Broker / Real Estate Agent Print Natartin Crane The Buyer(s) hereby certifie	my / our Reasovided by me epresentations to Date ete this form and Date this form or to a me es they have rece	I Estate / / us at my / our direction in that appear on this form, in Seller Signature I acknowledge that the Real Seller Signature Ecknowledge such refusal. Principal Broker / Real Selved a copy of this Seller's I	and request. I / we fur accordance with KRS 3	Da / (I ther ag 324.360 Da 	print r gree to D(9). ate he Buy ate	pri