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 A	ddress				
105	HIGH				ST
City			State	Zip	
		WALTON	KY	41094	

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.

F	Answer all questions	to the <u>BEST</u>	OF YOUR KNOWLE	<u>DGE</u> . Attach add	itional sh	eets as necessa	ry.

1. PF	RELIMINARY 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.				
C.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: LLC				
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: SELLER FINANCED, NOT NECESSARILY A RENTAL				
	7/44/2024 42/02 11/2				

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Seller Initials
Date/Time
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Buyer Initials
Date/Time

KREC Form 402 12/2022
Buyer Initials
Date/Time



ROPERTY	ADDRESS:	105	HIGH			ST V	VALTON		KY	4:	109
2. HOUSE											
		ave been	corrected,	state wheth	her there have been	problems affecting:		N/A	YES	NO	KN
	nbing										
	trical system										
c. Appl	liances										
d. Ceili	ng and attic	fans									
e. Secu	ırity system										
f. Sum	p pump										
g. Chin	nneys, firepl	aces, inse	erts								
h. Pool	, hot tub, sa	una									
i. Sprii	nkler system										
	ting system			age	of system:						
-	ing/air cond	itioning s	ystem		of system:						
	er heater		•		of system:						
		iciencies	noted in this		•	repairs to resolve the	ese proble	ms:			
DI 5	NO CTD: : 27	IDF.						a. /-	\	a	
	NG STRUCTU			-4	orderates of the	h 11	-11-	N/A	YES	NO	К
		-	e been corre	cted, state	wnether there have	been problems affe	ecting:				
	ne foundatio							<u> </u>		<u> </u>	
	ne structure		or veneer								
	ne floors and										
	ne doors and										
b. 1) H	as the basen	าent ever	· leaked?								
2) If	so, when did	the baser	ment last leak	ς?							
	ave you ever										
	•				n was the repair do						
5) If	the baseme	nt presen	itly leaks, ho	w often do	es it leak? (e.g., eve	ry time it rains, only	after an e	xtreme	ly heav	/ rain,	et
Expl	ain:										
c. Have	e you experi	enced, or	are you awa	are of, any	water or drainage p	roblems in the craw	l space?				
d. Are	you aware o	f any dan	nage to woo	d due to mo	oisture or rot?						
Are	•					es, borers, carpenter	ants,				
Δ	;i, etc.)?		·		,		•				
f. Are	you aware o	f any dan	nage due to	wood infest	tation?						
1) H	as the house	or any o	ther improv	ement beer	n treated for wood i	nfestation?					
	yes, by who		•								
3) Is	there a war	canty?									
		•	natad in this	c Coction an	d/or corrections or	repairs to resolve the	oso problo	mc	-		
lease exp	nam any dei	lciencies	noted in this	s section an	id/or corrections or	repairs to resolve thi	ose proble				
. ROOF								N/A	YES	NO	К
	old is the ro										
b. Has	the roof leak	ed at any	y time since	you have o	wned or lived at the	property?					
c. Has	the roof leak	ked at any	y time befor	e you owne	ed or lived at the pro	perty?					
d. Whe	en was the la	st time th	he roof leake	ed?							
e. Have	e you ever h	ad any re	pairs done t	o the roof?							
—DS			12:03								
JA	_				Page 2 of 5					_	
ller Initial	s D	Date/Time					Buyer	Initials		Da	te/
eller Initials	_ ;	Date/Time			KREC Form 402 12/20)22	Buyer	 Initials		Da	te/
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ROP	PERTY ADDRESS: 105 HIGH	ST WAL	TON	KY	4:	1094
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 ext	remely heavy	rain, et	:c.)	
	Explain:					
h	Have you ever had roof repairs that involved placing sh	ngles on the roof instead of replacin	g 🗆		X	
h.	the entire roof covering? If so, when?				<u>~</u>	
Plea	se explain any deficiencies noted in this Section and/or co	orrections or repairs to resolve those	problems:			
5. L/	AND / DRAINAGE		N/A	YES	NO	UN- KNOW
a.	Whether or not they have been corrected, state whether	er there have been problems affecting	ng:			
	1) Soil stability	·			X	
	2) Drainage, flooding, or grading				X	
	3) Erosion				X	
	4) Outbuildings or unattached structures				X	
	Is the house located within a Special Flood Hazard Area	(SEHA) mandating the purchase of	flood —			
b.	insurance for federally backed mortgages?	(Si in t) mandating the parenase of			X	
	If so, what is the flood zone?					
	Is there a retention / detention basin, pond, lake, creek	spring, or water shed on or adjoinir	ng			
c.	this property?	, spring, or water since on or aujonin	ig \square		X	
Plea	ise explain any deficiencies noted in this Section and/or co	orrections or repairs to resolve those	problems:			
			p. 6 5. 6	-		
6 R	OUNDARIES		N/A	YES	NO	UN
a.	Have you ever had a staked or pinned survey of the pro	nerty performed?		X		KNO
b.	Are you in possession of a copy of any survey of the pro			X		
D. С.	Are the boundaries marked in any way?	perty:		X	H	
С.	Explain: PINS					
d.	Do you know the boundaries?			X		
u.	Explain:					
	•	c relating to the property?		П	X	
e.	Are there any encroachments or unrecorded easement Explain :	s relating to the property:				
7 \^	/ATER		N/A	YES	NO	UN
a.	Source of water supply: PUBLIC		NA	TES	NO	KNO
b.	Are you aware of below normal water supply or water p	oraccura?				X
	Has your water ever been tested? If so, attach the resul					<u>~</u>
C.		ts or explain.				
Q (Ι	Explain: EWER SYSTEM		N/A	YES	NO	UN
a.	Property is serviced by:		NA	11.3	140	KNO
u.	Category I: Public Municipal Treatment Facility			X		
	Category II: Private Treatment Facility				<u> </u>	
	Category III: Subdivision Package Plant				X	
		(LICATE DACKACE DI ANT)			X	
	4. Category IV: Single Home Aerobic Treatment System					
	5. Category V: Septic Tank with drain field, lagoon, wetl	<u>.</u>			X	
	6. Category VI: Septic Tank with dispersal to an offsite, i	nuiti-property cluster treatment sys			X	
	7. Category VII: No Treatment/Unknown				X	
,	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?					>
Ju Ju	$^{ extstyle 2}$ 7/11/2024 12:03 PM EDT	Page 3 of 5			_	
	Initials Date/Time	-	Buyer Initials		Da	te/Ti
	VDEC E	orm 402 12/2022	Buyer Initials			te/Ti
ıııer	Initials Date/Time KREC Fo		payer milliais		Dα	(C/ I

PROPERTY ADDRESS: 105 HIGH	ST	WALTON	KY	4	1094
Please explain any deficiencies noted in t	this Section:				
, ,					
9. CONSTRUCTION / REMODELING		N/A	YES	NO	UN- KNOW
	uctural modifications, or other alterations made?	•			X
b. If so, were all necessary permits an					X
Explain:	<u> </u>				
10. HOMEOWNERS ASSOCIATION (HOA)		N/A	YES	NO	UN- KNOW
	strictions, rules, or regulations of a Homeowners	Association?		X	
2) If yes, what is the annual or mor					
3) HOA Name:	•				
HOA Primary Contact Name:					
HOA Primary Contact Phone No.	and email address:				
b. Is the property a condominium?				X	
If yes, you must also complete KRE	C Form 404, the Condominium Seller's Certificate	9			
	egal action that may result in an increase in dues	taxes or		[D]	
assessments?	,			X	
d. Are any features of the property sh	ared in common with adjoining landowners, suc	ch as walls,		X	
fences, driveways, etc.?					Ш
e. Are there any pet or rental restricti	ons?			X	
Explain:					
11. HAZARDOUS CONDITIONS		N/A	YES	NO	UN- KNOW
a. Are you aware of any underground abandoned wells on the property?	storage tanks, old septic tanks, field lines, cister	rns, or		X	
. Are you aware of any other enviror	nmental hazards? (e.g., carbon monoxide, hazaro	lous waste. —		_	
water contamination, asbestos, the				X	
c. Was this house built before 1978?	ead from lead-based paint, which may cause cer	tain nealth risks.	X		
d. Are you aware of the existence of l	ead-based paint in or on this house?			X	
,	RADON DISCLOSURE REQUIREMENT				
· · · · · · · · · · · · · · · · · · ·	e gas that, when it has accumulated in a building entucky Department for Public Health recomme	=	· ·	-	
e. 1) Are you aware of any testing for	radon gas?			X	
2) If yes, what were the results?					
f. 1) Is there a radon mitigation syste	m installed?			X	
2) If yes, is it functioning properly?					
A property owner who chooses NOT to written disclosure of methamphetamine	PHETAMINE CONTAMINATION DISCLOSURE REC o decontaminate a property used in the product contamination pursuant to KRS 224.1-410(10) a on is a Class D Felony under KRS 224.99-010.	ction of methamphe			
	inated by the production of methamphetamine?	·		X	
2) If no, has the property been prof	fessionally decontaminated from methamphetar			X	
contamination? Explain:					
12. MISCELLANEOUS		N/A	YES	NO	UN-
	reatened legal action affecting this property?			X	KNOW
	nan property assessments that apply to this prop			X	
	PM EDT				
eller Initials Date/Time	Page 4 of 5	Buyer Initials	-	 Da	te/Tim
seller Initials Date/Time	KREC Form 402 12/2022	Buyer Initials	=	 Da	te/Tim

Do you know anything else about the property that that should be disclosed to the Buyer? f yes, please provide details in the space provided, below. Attach additional sheets, as necessary. L4. SELLER(S) CERTIFICATION (CHOOSE ONE)	NOT LINTT ADDINESS.	IGH	ST WALTON		KY	4:	L094
d. Are there any transferable warranties? Explain: e. Has this house ever been damaged by fire or other disaster? f. Are you aware of the existence of mold or other fungi on the property? g. Has this house ever had pets living in it? f. Are you aware of the existence of mold or other fungi on the property? g. Has this house in a historic district or listed on any registry of historic places? h. Is this house in a historic district or listed on any registry of historic places? As Seller(s) I we hereby certify that the information disclosed above is complete and accurate to the best of my/ power of the property that that should be disclosed to the Buyer? As Seller(s) I we hereby certify that the information disclosed above is complete and accurate to the best of my/ power power power of the property that the space provided, below. Attach additional sheets, as necessary. 14. SELLER(s) CERTIFICATION (choose one) 25. As Seller(s) I we hereby certify that the information disclosed above is complete and accurate to the best of my/ power	Are you aware of any violat	ions of local, state, or feder	al laws, codes, or ordinances relating to			X	
Explain: Explain:		varranties?				X	
Explain: f. Are you aware of the existence of mold or other fungi on the property? g. Has this house ever had pets living in it? Explain: h. Is this house in a historic district or listed on any registry of historic places? G. J. ADDITIONAL INFORMATION Do you know anything else about the property that that should be disclosed to the Buyer? As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my/forwhole deg and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us p or closing. Seller Signature Decembrand by March Pollum P	·						
Explain: f. Are you aware of the existence of mold or other fungi on the property? g. Has this house ever had pets living in it? Explain: h. Is this house in a historic district or listed on any registry of historic places? G. J. ADDITIONAL INFORMATION Do you know anything else about the property that that should be disclosed to the Buyer? As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my/forwhole deg and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us p or closing. Seller Signature Decembrand by March Pollum P							
f. Are you aware of the existence of mold or other fungi on the property? g. Has this house ever had pets living in it? Explain: Explain:		amaged by fire or other disa	ster?			X	
g. Has this house ever had pets living in it? Explain: In Is this house in a historic district or listed on any registry of historic places? In Is this house in a historic district or listed on any registry of historic places? N/A YES NO DO you know anything else about the property that that should be disclosed to the Buyer? If yes, please provide details in the space provided, below. Attach additional sheets, as necessary. In Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my/s from the space provided and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us provided grant and the space provided by my in writing of any changes that become known to me / us provided grant g	-	was of mald or ather funcio	on the property?			IV)	
Explain: Explain: Statis house in a historic district or listed on any registry of historic places? Statis house in a historic district or listed on any registry of historic places? Statis house in a historic district or listed on any registry of historic places? N/A YES NO Do you know anything else about the property that that should be disclosed to the Buyer? Statis house in a historic district or listed on any registry of historic places? N/A YES NO Do you know anything else about the property that that should be disclosed to the Buyer? Statis house in a historic district or listed on any registry of historic places? Statis house in a historic district or listed on any registry of historic places? Statis house in a historic district or listed on any registry of historic places? Statis house in a historic district or listed on any registry of historic places? As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my find a historic places? As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my find any changes that become known to me / us processing. Date Statis house and accurate to the best of my find any changes that become known to me / us processing. Date Statis house and accurate to the best of my find any changes that become known to me / us processing. Date Statis house and accurate to the best of my find any changes that become known to me / us processing. Statis house and accurate to the best of my find the information provided by me / us at my / our direction and request. I / we further agree to the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9). Statis house and accurate to the best of my find the processing and the processing a	•		on the property?				
h. Is this house in a historic district or listed on any registry of historic places?		ts living in it:					
3. ADDITIONAL INFORMATION N/A YES NO Do you know anything else about the property that that should be disclosed to the Buyer? Do you know anything else about the property that that should be disclosed to the Buyer? Do you know anything else about the property that that should be disclosed to the Buyer? Do you know anything else about the property that the information disclosed above is complete and accurate to the best of my / Inowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us po closing. Date Seller Signature Do you know the property Do you know to me / us po closing. Date Da		strict or listed on any registr	v of historic places?			X	-
As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my/nowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us pool closing. As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my/nowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us pool closing. By Sk Lippe Lippe Date 7/11/2024 Seller Signature 12:03 PM EDT Date 12:03 PM EDT Date As Seller(s) I / we hereby certify that my / our Real Estate Agent. I we further agree to he above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9). Heller Signature Date Seller Signature Date Seller Signature Date Seller Signature Date The Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buye seller Signature Date Seller Signature Date The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Buyer Signature Date Buyer Signature Date The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Buyer Signature Date		, 0	,	N/A	YES	NO	KN
As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / so closing. As Seller(s) I / we agree to immediately notify Buyer in writing of any changes that become known to me / us pooleding. Date Date Seller Signature Date Seller Signature Date T/11/2024 12:03 PM EDT Date D	Oo you know anything else abou	t the property that that shou	uld be disclosed to the Buyer?			X	
As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / chowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us p or closing. Seller Signature Date 7/11/2024 12:03 PM EDT As Seller(s) I / we hereby certify that my / our Real Estate Agent, As Seller(s) I / we hereby certify that my / our Real Estate Agent, As Seller(s) I / we hereby certify that my / our Real Estate Agent, Seller Signature Date Date The Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer Seller Signature Date The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. Principal Broker / Real Estate Agent Signature Date The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Buyer Signature Date 7/11/2024 12:03 PM EDT Page 5 of 5							
Date							
Date Date D	As Seller(s) I / we herek	y certify that the informat				-	
As Seller(s) I / we hereby certify that my / our Real Estate Agent,	As Seller(s) I / we herek knowledge and belief. I / we ag	y certify that the informat				-	
As Seller(s) I / we hereby certify that my / our Real Estate Agent,	As Seller(s) I / we herek knowledge and belief. I / we ag to closing.	by certify that the informat ree to immediately notify I	Buyer in writing of any changes that beco		wn to m	ne / u	
As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer Signature Date Seller Signature Date The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. Principal Broker / Real Estate Agent Print Name Principal Broker / Real Estate Agent Signature Date The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Buyer Signature Date Page 5 of 5	As Seller(s) I / we herek knowledge and belief. I / we ag to closing. Seller Signature Docusigned by:	by certify that the informative to immediately notify I	Buyer in writing of any changes that becons Seller Signature		wn to m	ne / u	
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The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. Principal Broker / Real Estate Agent Print Name Principal Broker / Real Estate Agent Signature The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Buyer Signature Date Date Page 5 of 5	As Seller(s) I / we herek knowledge and belief. I / we ag o closing. Seller Signature Docusigned by: JOSH APPA AEF806FCB2D14E7 As Seller(s) I / we herek has completed this form with in	py certify that the information provided by me	Seller Signature 4 12:03 PM EDT I Estate Agent, / us at my / our direction and request.	ome knov	Da	ne / us	nan
The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. Principal Broker / Real Estate Agent Print Name The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Buyer Signature Date Date Principal Broker / Real Estate Agent Signature Date Date Date Page 5 of 5	As Seller(s) I / we herely inowledge and belief. I / we ago closing. Heller Signature Docusigned by: AEF806FCB2D14E7 As Seller(s) I / we herely has completed this form with in the above-named agent harmle.	py certify that the information provided by me serior any representations to provide the provided by me serior any representations to provide the provided by me serior any representations to provide the provided by me serior any representations to provide the provided by me serior any representations to provide the provided by me serior any representations to provide the provided by me serior and provided by the serior and provided by the serior and provided by the serior and provi	Seller Signature 4 Seller Signature 12:03 PM EDT I Estate Agent, / us at my / our direction and request. that appear on this form, in accordance v	ome knov	nto n Da rther ag 324.360	ne / usate print s gree t 0(9).	nan
Principal Broker / Real Estate Agent Print Name The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Buyer Signature Date Buyer Signature Date 7/11/2024 12:03 PM EDT Page 5 of 5	As Seller(s) I / we herek knowledge and belief. I / we ag o closing. Seller Signature Docusigned by: AEFROGFCB2D14E7 As Seller(s) I / we herek has completed this form with in he above-named agent harmles seller Signature	Date 7/11/202 oy certify that the information Date 7/11/202 oy certify that my / our Rea aformation provided by me ss for any representations to	Seller Signature 4 12:03 PM EDT I Estate Agent, / us at my / our direction and request. that appear on this form, in accordance v Seller Signature	I / we fu	Da Da	print gree to 0(9).	nan o ho
The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Buyer Signature Date Buyer Signature Date 7/11/2024 12:03 PM EDT Page 5 of 5	As Seller(s) I / we herekenowledge and belief. I / we ago o closing. Heller Signature Docusigned by: AEF806FCB2D14E7 As Seller(s) I / we hereken as completed this form with in the above-named agent harmles deller Signature As Seller(s) I / we refuse	Date 7/11/202 Py certify that the information provided by me so for any representations to the to complete this form and	Seller Signature 4 Seller Signature 12:03 PM EDT I Estate Agent, / us at my / our direction and request. that appear on this form, in accordance very seller Signature I acknowledge that the Real Estate Agent	I / we fu	wn to n Da (I) rther ag 324.360	print gree to 0(9).	nan o h
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