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
- 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 1325 Hepburn Ave City State Louisville KY 40204 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 additional sheets as necessary. 1. PRELIMINARY DISCLOSURES YES Have you ever lived in the house? If yes, please indicate the length of time: List the date (month / year) you purchased the house. 2-14-22 Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: Living Trust Has the house been used as a rental? If yes, length of time rented? П Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? Has this house ever been used for anything other than a residence? Explain: Page 1 of 5 **Buyer Initials** Date/Time Seller Initials KREC Form 402 12/2022

Buyer Initials

PROPERTY ADDRESS: 1325 Hepburn Ave 2. HOUSE SYSTEMS	Louisville		F	(X	402
Whether or not they have been corrected, state whether there have been problems affe	cting	N/A	YES	NO	
a. Plumbing				NO IV	N.
b. Electrical system			$\overline{\Box}$	V	_
c. Appliances				<u> </u>	
d. Ceiling and attic fans	****			T T	_
e. Security system		<u>Z</u> ,			
f. Sump pump		P			i
g. Chimneys, fireplaces, inserts				Ø	
h. Pool, hot tub, sauna		Ū∕			
i. Sprinkler system		V			
j. Heating system age of system:			<u>.</u>	<u> </u>	<i>f</i>
k. Cooling/air conditioning system age of system:			M		
l. Water heater age of system:			П	一一	
lease explain any deficiencies noted in this Section and/or corrections or repairs to resolv	e these problem	s·			
2K - Replaced with new Cooling Aircon					
. BUILDING STRUCTURE	P	N/A	YES	NO	ION
a. Whether or not they have been corrected, state whether there have been problems	affecting:				IKIY
1) The foundation or slap				9	
2) The structure or exterior veneer					
3) The floors and walls				7	,
4) The doors and windows					
o. 1) Has the basement ever leaked?					•
2) If so, when did the basement last leak?					
3) Have you ever had any repairs done to the basement?	ſ			V	
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, of	nly after an extr	emely	heavy	/ rain,	etc
Have you experienced, or are you aware of, any water or drainage problems in the cr	awl space?	J			Į
Are you aware of any damage to wood due to moisture or rot?]
Are you aware of any present or past wood infestation (e.g., termites, borers, carpen fungi, etc.)?	iter ants,	7			
	L				[
					[
1) Has the house or any other improvement been treated for wood infestation?2) If yes, by whom?]			P
3) Is there a warranty?					
ase explain any deficiencies noted in this Section and/or corrections or repairs to resolve	those problems:				
some windows were repaired that were do	unaged		-		
ROOF					
	N/	Ά	/ES	NO	KNO
The state of covering: Age of the foot if known:					
- The property?]		Y	
you owned or lived at the property?				V	
When was the last time the roof leaked?		PW			
Have you ever had any repairs done to the roof?] [N	Г
25 800 76					
VI- 25					
Page 2 of 5	*				
W-25 Page 2 of 5	Buyer Initia	ls		Date	/Tin

c. Has your water ever been tested? If so, attach the results or explain. Explain:			ouisvill	e	K	XY 4	0204
### Ither roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) Explain: Have you ever had roof repairs that involved placing shingles on the roof instead of replacing he entire roof covering? If so, when? Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: Section Please and P	1.						
Have you ever had roof repairs that involved placing shingles on the roof instead of replacing he entire roof covering? If so, when? Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: 5. LAND / DRAINAGE 8. Whether or not they have been corrected, state whether there have been problems affecting: 1) Soil stability 1) Soil stability 2) Drainage, flooding, or grading 3) Erosion 4) Outbuildings or unattached structures 1) Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? 1f so, what is the flood zone? 1f so, what is the flood zone? 2 Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? 2 Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: 5. BOUNDARIES 8. Have you ever had a staked or pinned survey of the property performed? 10	-						
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Page 3 of 5 Page 3 of 5 Buyer Initials Page 7.22-25 Page 3 of 5 Date/Time		Date of last inspection (sewer):	THE PERSON NAMED BY THE PERSON OF THE PERSON				
Are you aware of any problems with the sewer system? Page 3 of 5 Page 3 of 5 Buyer Initials Date/Time							
Page 3 of 5 Page 3 of 5	C.	Are you aware of any problems with the sewer system?	- William Tonas	П		N	
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	eller li	nitials Date/Time KREC Form 402 12/2022	Buyer Ir	itials		Date	Time

Please explain any deficiencies noted in this Section:	ouisvill	e	F	KY 4	40204
9. CONSTRUCTION / REMODELING					
a. Have there been any additions, structural modifications, or other alterations made?		N/A	YES	NO	UN- KNOW
b. If so, were all necessary permits and government approvals obtained?			M		
	7				
10. HOMEOWNERS ASSOCIATION (HOA)	you re	pail			
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Asso	-1-1	N/A	YES	NO	UN- IONOWY
2) If yes, what is the annual or monthly assessment?	ciation?				
3) HOA Name:					-
HOA Primary Contact Name:	organica ushahilmiya orapida diraya asaabahaana qaya				
HOA Primary Contact Phone No. and email address:				Andrews of the Control of the Contro	
b. Is the property a condominium?				157	
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate			<u> </u>	TA	
c. Are you aware of any condition or legal action that may result in an increase in dues, tax	00 Or				
assessments:				Ø	
d. Are any features of the property shared in common with adjoining landowners, such as	walls				
rences, driveways, etc.?	wans,			Ø	
e. Are there any pet or rental restrictions?				2	
Explain:				1621	
11 HAZADDOUG CONDITIONS					
11. HAZARDOUS CONDITIONS		N/A	YES	NO	UN-
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, o	r				IONOWN
abandoned wells on the property?					
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous	waste,			-/	
vocal contamination, aspestos, the use of urea formaldehyde, etc.)				Va	
LEAD BASED PAINT DISCLOSURE REQUIREMENT					
Every purchaser of any interest in residential real property on which a residential dwelling was such property may present exposure to lead from lead-based paint, which may cause certain lead.	s built pric	or to 19	78 is n	otified	that
c. Was this house built before 1978?	nealth risks				
d. Are you aware of the existence of lead-based paint in or on this house?			Ø		
RADON DISCLOSURE REQUIREMENT					
RADON DISCLUSURE REDUIREMENT					9
Radon is a naturally occurring radioactive gas that when it has accumulated in a latter					
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building it	ufficient qu				
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ROPERTY ADDRESS: 1325 Hepburn As Are you aware of any violations of loca	Louisvi al, state, or federal laws, codes, or ordinances relating to	lle	KY	4
this property?	ar, state, or rederal laws, codes, or ordinances relating to	, –		
d. Are there any transferable warranties?				F
Explain:		<u> </u>		
e. Has this house ever been damaged by t	fire or other disaster?			B
f. Are you aware of the existence of mold				
The your aware of the existence of mold	d or other fungi on the property?			Ø
g. Has this house ever had pets living in it: Explain:	?			
h. Is this house in a historic district or liste	ad on any registers of historical			
3. ADDITIONAL INFORMATION	any registry of historic places?			
Do you know anything else about the proper	ty that that should be disclosed to the Buyer?	N/A	YES	NO
f yes, please provide details in the space prov	vided, below. Attach additional sheets, as necessary.			Ø
	et the information disclared by			
As Seller(s) I / we hereby certify that nowledge and belief. I / we agree to immedoclosing.	nt the information disclosed above is complete and accidiately notify Buyer in writing of any changes that bec	urate to th	ne best o	of my , e / us
As Seller(s) I / we hereby certify that nowledge and belief. I / we agree to immedoclosing.	t the information disclosed above is complete and accelerated and accelerated the second state of the second secon	urate to th ome know	ne best ovn to m	e / us
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TRANSACTIONS