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Frankfort, Kentucky 40601 (502) 564-7760 http://krec.ky.gov SELLER'S DISCLOSURE OF PROPERTY COND This form applies to residential real estate sales and purchases. This form is not require 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, must be based on the best of your knowledge of the property you are selling, however Please take your time to answer these questions accurately and completely. Property Address 932 Linda Dr City Oak Grove St PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements disclosure of conditions" relevant to the listed property. This disclosure is based on condition and the improvements thereon, however that knowledge was gained. This of the Seller or real estate agent and shall not be used as a substitute for an inspection of botain. This form is a statement of the conditions and other information about the propend divised, the Seller does not possess any expertise in construction, architecture, engineration any inspection of generally inaccessible areas such as the foundation or roof. The Buy	tate KY s of KRS 324.360 n the Seller's known disclosure form or warranty that berty known by t eering, or any oth rwise advised, th	Zip 2 that ma owledg shall no the pur he Selle ner spec ne Seller	42262 andates e of th ot be a chaser er. Unle cific are	at know	eller erty ity b ish t rwis red t
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NSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all regardless of how you know about them or when you learned. (3) Attach additional pathe date and time of signing. (4) Complete this form yourself or sign the authorization are state agent to complete this form on your behalf in accordance with KRS 324.360(9). (5)	II known conditio bages, if necessar at the end of this b) If an item does	ons affe ry, with s form to not app	ecting t your si to autho	the prop ignature orize the our prop	peri e ai e re peri
nark "not applicable." (6) If you truthfully do not know the answer to a question, mark to closing that changes one or more of your answers to this form after you have comp your agent or any potential buyer of the change in writing.					
SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) his statement to any person or entity in connection with actual or anticipated sale of aw. <u>The following information is not the representation of the real estate agent.</u>) the real estate	agent t	to provi	ide a co	ру
Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Attach	n additional sh	heets a	as nec	essary	
I. PRELIMINARY DISCLOSURES		N/A	YES	NO	UN KNO
a. Have you ever lived in the house? If yes, please indicate the length of time:		×			
b. List the date (month / year) you purchased the house. 12/22/2023.					
c. Do you own the property as (an) individual(s) or as representative(s) of a company	y?				
Explain: Individuals					
d. Has the house been used as a rental? If yes, length of time rented?				×	
e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive	e months?	×			
f. Has this house ever been used for anything other than a residence?				×	
Explain: N/A					



04/16/24 8:21 AM Date/Time 04/16/24 7:43 AM Date/Time Page 1 of 5

KREC Form 402 12/2022

Buyer Initials Buyer Initials Date/Time

Date/Time

2. HOUSE SYSTEMS Whether or not they have been corrected, state whether there have been problems affecting: A pellumbing A		ERTY ADDRESS:				
Vinctify of the Unit of the Used Sector whether have been problems affecting: IN/A No No a. Plumbing ISA ISA ISA ISA b. Electrical system ISA ISA ISA ISA c. Appliances ISA ISA ISA ISA c. Security system ISA ISA ISA ISA f. Sump pump ISA ISA ISA ISA a. Pool, hor Ub, sauna ISA ISA ISA ISA b. Pool, hor Ub, sauna ISA ISA ISA ISA k. Cooling/air conditioning system age of system: 4 months ISA ISA ISA k. Cooling/air conditioning system age of system: 2 years ISA ISA ISA N/A YES NO ware ISA ISA ISA ISA a. Whether on the hy base been corrected, state whether there have been problems affecting: ISA ISA ISA ISA ISA a) The foundation or slab ISA						
a. Electrical system X C c. Appliances X X d. Celling and attic fans X X e. Security system X X f. Sump pump X X g. Chinneys, fireplaces, inserts X X h. Pool, hort Ub, sama X X i. Sprinkler system X X i. Heating system age of system: 4 months X X i. Cooling/artic conditioning system age of system: 2 years X X Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems: X X N/A Yes NO x X X a. Whether or not they have been corrected, state whether there have been problems alfecting: X X X 1) The foundation or slab X X X X X X 3) The floors and walls X X X X X X X 4) The doors and walls X X X X X X X X X X X X <td< td=""><td>Whe</td><td></td><td></td><td></td><td></td><td></td></td<>	Whe					
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d. Ceiling and attic fans X e. Security system X f. Sump pump X g. Chinneys, fireplaces, inserts X h. Pool, hort buls, suma X i. Sprinkler system X j. Heating system age of system: 4 months X i. Cooling/art conditioning system age of system: 2 years X Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems: X N/A YES NO X a. Whether or not they have been corrected, state whether there have been problems affecting: X X 1) The foundation or sib X X X X 2) The structure or exterior veneer X X X X 3) The floors and windows X X X X X 2) If if so, when did the basement last leak? X X X X X X X X X X X X <	b.	Electrical system		×		
e. Security system f. Sump pump G. Chinneys, fireplaces, inserts A. Cooling/air conditioning system age of system: 4 months A. Cooling/air conditioning system age of system: 4 months A. Cooling/air conditioning system age of system: 2 years Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems: N/A B. Whether or not they have been corrected, state whether there have been problems affecting: A. The doors and waits A. Cooling/air conditioning system A. Whether or not they have been corrected, state whether there have been problems affecting: A. Whether or not they have been corrected, state whether there have been problems affecting: A. The doors and waits A. Cooling/air condition or slab A. House have have the assement least leak? A. If you have had any repairs done to the basement? A. Have you ever had any repaired, when was the repair done? J. If the basement least leak? A. Have you ever leaked? A. Cooling/air presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) Explain:N/A A. Have you ever in thesk repaired, when was the repair done? J. If the basement reast repaired, when was the repair done? J. If the basement reast repaired, when was the repair done? J. If as the house or any damage to wood due to motivue or rot? Are you aware of any present or past wood infestation? Are you aware of any damage to wood directation? Are you aware of any damage to wood directation? J. If as the house or any damage to wood directation? Are you aware of any damage to wood directation? Are you aware of any damage to wood directation? Are you aware of any damage to wood directation? Are you aware of any damage to the ord reverted for wood infestation? Are you aware of any there improvement been treated for wood infestation? Are you aware of any there improvement been treated for wood infestation? Are you aware of any there improvement been treated for wood infestation? Are you	с.	Appliances				
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h. Pool, hot tub, sauna	f.	Sump pump			×	
i. Sprinkler system age of system: 4 months x i. Cooling/is conditioning system age of system: 4 months x x i. Water heater age of system: 2 years x x Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems: x x N/A vts x x x a. Whether or not they have been corrected, state whether there have been problems affecting: x x x a) The foundation or slab x x x x x a) The foundation or slab x x x x x x a) The foundation or slab x	g.	Chimneys, fireplaces, inserts			×	
i. Heating system age of system: 4 months	h.	Pool, hot tub, sauna			×	
k. Cooling/air conditioning system age of system: 4 months Image of system: 2 years Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems: Image of system: 2 years Image of system: 2 years N/A Via Ves NO Image of system: 2 years Image of system: 2 years N/A Via Ves NO Image of system: 2 years Image of system: 2 years N/A Ves NO Image of system: 2 years Image of system: 2 years N/A Ves NO Image of system: 2 years Image of system: 2 years N/A Ves NO Image of system: 2 years Image of system: 2 years N/A Ves NO Image of system: 2 years Image of system: 2 years N/A Ves NO Image of system: 2 years Image of system: 2 years N/A Ves NO Image of system: 2 years Image of system: 2 years N/A Ves NO Image of system: 2 years Image of system: 2 years I) The toructure or exterior veneer Image of system: 2 years Image of system: 2 years Image of system: 2 years I) The touture or exterior veneer<	i.	Sprinkler system			×	
k. Cooling/air conditioning system age of system: 2 years	j.	Heating system age of system: 4 months			×	
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems: N/A 3. BUILDING STRUCTURE N/A YES NO a. Whether or not they have been corrected, state whether there have been problems affecting:) 1) The foundation or slab X 2) The structure or exterior veneer X 3) The floors and walls X 4) The doors and windows X b. 1) Has the basement ever leaked? X 2) If so, when did the basement leak leak? X 3) Have you ever had any repairs done to the basement? X 4) If be doors and windows X b. 1) Has the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) Explain:N/A X c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space? X d. Are you aware of any damage to wood due to moisture or not? X d. Are you aware of any damage due to wood infestation? X 1) Has the house or any other improvement been treated for wood infestation? X 1) Has the house or any other improvement been treated for wood infestation? X 1) Has the house ora	k.				X	
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3. BUILDING STRUCTORE N/A YES YES N/A YES YES N/A YES YES N/A YE	Plea		blems:			
3. BUILDING STRUCTORE N/A YES N/	N	/A				11NL
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b. Has the roof leaked at any time since you have owned or lived at the property? Image: C. Has the roof leaked at any time before you owned or lived at the property? Image: C. Has the roof leaked at any time before you owned or lived at the property? Image: C. When was the last time the roof leaked? Image: C. Have you ever had any repairs done to the roof? Image: C. Have you ever had any repairs done to the roof? Image: C. Page 2 of 5 Image: C. Date/Time Image: C.	a.	How old is the roof covering? Age of the roof if known:				
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d. When was the last time the roof leaked? e. Have you ever had any repairs done to the roof? Page 2 of 5 Seller Initials Date/Time	c.		×			
e. Have you ever had any repairs done to the roof?				-	-	
Page 2 of 5 Buyer Initials Date/Time					X	
Seller Initials Date/Time Buyer Initials Date/Time						
	Seller		ver Initials		Da	te/Time
	Seller		ver Initials		Da	te/Time

ROP	PERTY ADDRESS:				
f.		[×	
	If so, when? N/A				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains	s, only after an extremely he	avy rain,	etc.)	
	Explain: N/A				
h.	Have you ever had roof repairs that involved placing shingles on the roof i the entire roof covering? If so, when? N/A	instead of replacing		×	
Plea	ase explain any deficiencies noted in this Section and/or corrections or repair	rs to resolve those problems			
N	1/A				
IN	I/A				
5.14	AND / DRAINAGE	Ν	/A YES	NO	UN-
a.	Whether or not they have been corrected, state whether there have been				KNOWN
	1) Soil stability	· ·		X	
	2) Drainage, flooding, or grading			X	
	3) Erosion			×	
	4) Outbuildings or unattached structures			x	
	Is the house located within a Special Flood Hazard Area (SFHA) mandating				
b.	insurance for federally backed mortgages?	g the purchase of hood [×	
	If so, what is the flood zone? N/A				
	Is there a retention / detention basin, pond, lake, creek, spring, or water s	had an ar adjaining			
с.	this property?			×	
Dloa	ase explain any deficiencies noted in this Section and/or corrections or repair	rs to resolve those problems	,		
FIEd			•		
	N/A		•		UN-
6. B(OUNDARIES		A YES		KNOW
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: N/A				
d.		[- ×		
	Explain: N/A				
e.	Are there any encroachments or unrecorded easements relating to the pr	operty?		×	
	Explain: N/A				
7. W	VATER	N	/A YES	NO	UN- KNOWN
а.	Source of water supply: City				
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: N/A				
8. SE	EWER SYSTEM	N	/A YES	NO	UN- KNOWI
а.	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 onsit	te dispersal [×	
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property clus	ster treatment system		×	
	7. Category VII: No Treatment/Unknown	[×	
	Name of Servicer: N/A				
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer): N/A				
	Date of last inspection (septic): N/A Date last cl	leaned (septic): N/A			
Authentisic	Are you aware of any problems with the sewer system?			×	
MC)				
<u>かけう</u> ねルト	Date/Time 04/16/24 8:21 AM Page 3 of 5	Buyer Init	als	Da	te/Tim
K 1/17	04/16/24 7:43 AM				-
1200	Initials Date/Time KREC Form 402 12/2022	Buyer Init			ite/Tim

	ERTY ADDRESS:				
Plea	se explain any deficiencies noted in this Section:				
Ν	I/A				
9. C	ONSTRUCTION / REMODELING	N/A	YES	NO	UN- KNOWN
a.	Have there been any additions, structural modifications, or other alterations made?			X	
b.	If so, were all necessary permits and government approvals obtained?	X			
	Explain: N/A				
10.	HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	UN- KNOWN
a.	1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Associatio	n? 🗌		X	
	2) If yes, what is the annual or monthly assessment?				
	3) HOA Name: N/A				
	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 KREC Form 404, the Condominium Seller's Certificate				
C.	Are you aware of any condition or legal action that may result in an increase in dues, taxes or			×	
	assessments?				
d.	Are any features of the property shared in common with adjoining landowners, such as walls fences, driveways, etc.?	^{5,} 🗆		×	
e.	Are there any pet or rental restrictions?			×	
	Explain: N/A				
11.	HAZARDOUS CONDITIONS	N/A	YES	NO	UN- KNOWN
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 wast water contamination, asbestos, the use of urea formaldehyde, etc.)	e, 🗆		×	
	y purchaser of any interest in residential real property on which a residential dwelling was bu property may present exposure to lead from lead-based paint, which may cause certain healt Was this house built before 1978?				
d.	Are you aware of the existence of lead-based paint in or on this house?			×	
u.	RADON DISCLOSURE REQUIREMENT				
hea	on is a naturally occurring radioactive gas that, when it has accumulated in a building in suffic th risks, including lung cancer. The Kentucky Department for Public Health recommends radon chfs.ky.gov and search "radon."	testing. For	moreii	nforma	
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?	×			
writ	METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMEN operty owner who chooses NOT to decontaminate a property used in the production of n ten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 K lose methamphetamine contamination is a Class D Felony under KRS 224.99-010.	nethampheta			
g.	1) Is the property currently contaminated by the production of methamphetamine?			X	
	2) If no, has the property been professionally decontaminated from methamphetamine contamination?	×			
	Explain: N/A				
12.	MISCELLANEOUS	N/A	YES	NO	UN- KNOWN
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)?			×	
Seller	04/16/24 7:43 AM	Buyer Initials			te/Time
Seller	Initials Date/Time KREC Form 402 12/2022	Buyer Initials		Dat	te/Time

ROPERTY ADDRESS: Are you aware of any violations of local, s c. this property?						
this property?	tate, or federal l	aws, codes, or ordinances relating to				
					×	
d. Are there any transferable warranties?					×	
Explain: N/A						
					_	
e. Has this house ever been damaged by fire	e or other disaste	r?			×	
ExplainN/A					×	
f. Are you aware of the existence of mold or	r other fungi on t	he property?			×	
g. Has this house ever had pets living in it?				×		
Explain: N/A		-				
h. Is this house in a historic district or listed of	on any registry o	f historic places?				UN-
13. ADDITIONAL INFORMATION			N/A	YES	NO	KNOW
Do you know anything else about the property t		-			×	
f yes, please provide details in the space provid	ied, below. Atta	ch additional sheets, as necessary.				
14. SELLER(S) CERTIFICATION (снооse one) X As Seller(s) I / we hereby certify that						
knowledge and belief. I / we agree to immedi to closing.						
-	Date		ome kno	wn to i	me / us	
SellerSignature	Date 04/16/24		ome kno	wn to i	me / us	s prio
seller signature Melody Sixta Caroline Palma Ventura	04/16/24	Raiden Weckwerth	ome kno	wn to r D (me / us Date D4/16/	prio 24
Seller Signature Melody Sixta Caroline Palma Ventura Seller(s) I / we hereby certify that has completed this form with information pro the above-named agent harmless for any repr	04/16/24 my / our Real Es ovided by me / u	Seller Signature Raiden Weckwerth State Agent, Is at my / our direction and request.	I / we fu	wn to i D (() () () () () () () () ()	me / us Date D4/16/ (print in agree to	24 724
seller signature Melody Sixta Caroline Palma Ventura	04/16/24 my / our Real Es ovided by me / u resentations that Date	Seller Signature Raiden Weckwerth state Agent, is at my / our direction and request. t appear on this form, in accordance Seller Signature	I / we fu with KRS	wn to i D ((rther a 324.36	me / us Date D4/16/ (print i ogree to 50(9). Date	24 724 name o holo
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