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.

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Property Address		
701 McCalls Mill Road		
City	State	Zip
Lexington	KY	40515

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. 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: 8 years		\bigvee		
b.	List the date (month / year) you purchased the house. 8/2017				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: Individual				
d.	Has the house been used as a rental? If yes, length of time rented? No			∇	
e.	Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?			\bigvee	
f.	Has this house ever been used for anything other than a residence?			\checkmark	
	Explain:				

	<i>GR</i> 04/12/25	
Seller Initials	10:25 PM CEST dotloop verified	Date/Time
Seller Initials		Date/Time

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Buyer Initials	Date/Time
Buver Initials	Date/Time

KREC Form 402 12/2022

PROF	PERTY ADDRESS: 701 McCalls Mill Road, Lexington, KY 40515				
	OUSE SYSTEMS				
Whe	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a.	Plumbing				
b.	Electrical system				\checkmark
C.	Appliances				abla
d.	Ceiling and attic fans				abla
e.	Security system		$\overline{\Box}$	$\overline{\Box}$	$\overline{\square}$
f.	Sump pump	$\overline{\Box}$	Ħ		\overline{V}
g.	Chimneys, fireplaces, inserts	───	荋		$\overline{\mathbf{V}}$
h.	Pool, hot tub, sauna		ᅟᅟᆕ	▔	$\overline{\square}$
i.	Sprinkler system	✓	∺	H	
	Heating system age of system: 2017		-		
k.	Cooling/air conditioning system age of system: 2017	┷	∺		ᅮ
К.		- 	∺	\overline{V}	ᅮ
I.	Water heater age of system: 2017 use explain any deficiencies noted in this Section and/or corrections or repairs to resolve these pro-	 ⊔		Y	
3. R	UILDING STRUCTURE	N/A	YES	NO	UN-
a.	Whether or not they have been corrected, state whether there have been problems affecting:	III	1123		KNOWN
	1) The foundation or slab		abla		
	2) The structure or exterior veneer	ᆖ	Ħ	Ħ	
	3) The floors and walls		∺	+	
	4) The doors and windows		∺	+	
	1) Has the basement ever leaked?	;	╬	+	
b.	,				abla
	2) If so, when did the basement last leak? 3) Have you ever had any repairs done to the basement?		_	abla	_
	4) If you have had basement leaks repaired, when was the repair done?			V	
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after		ly hoay	vrain	otc \
		ın extreme	iy neav	y rairi,	etc.)
	Explain:			_	
C.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space	:? <u> </u>	_ <u></u>	<u>Ц</u>	<u> </u>
d.	Are you aware of any damage to wood due to moisture or rot?				\checkmark
e.	Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?				\checkmark
f.	Are you aware of any damage due to wood infestation?				\checkmark
	1) Has the house or any other improvement been treated for wood infestation?			\checkmark	
	2) If yes, by whom?				
	3) Is there a warranty?				
Dloa	ise explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro				
	tional piers placed under garage 1/2025.performed by licensed contractor.	20101113.			
4. R	OOF	N/A	YES	NO	UN- KNOWN
a.	How old is the roof covering? Age of the roof if known: 2017				
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?				\bigvee
d.	When was the last time the roof leaked?				
e.	Have you ever had any repairs done to the roof?			\checkmark	
	Dan 3 - 47				
Seller	Page 2 of 5 Initials Date/Time	ıyer Initials		Dat	te/Time
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Seller	Initials Date/Time KREC Form 402 12/2022	iyer Initials		Da	te/Time

PROP	PERTY ADDRESS: 701 McCalls Mill Road, Lexington, KY 40515				
f.	Have you ever had the roof replaced?		\checkmark		
	If so, when? 2017, during whole house reno				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an ex	tremely heav	/ rain, e	tc.)	
	Explain:	· · · · · · · · · · · · · · · · · · ·			
	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing	ng 🗖			
h.	the entire roof covering? If so, when?	'6 П		\checkmark	Ш
Dloa	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those	nrobloms			
Piea	se explain any deficiencies noted in this section and/or corrections of repairs to resolve those	problems.			
5. LA	AND / DRAINAGE	N/A	YES	NO	UN- KNOWN
a.	Whether or not they have been corrected, state whether there have been problems affecti	ng:			
	1) Soil stability				\checkmark
	2) Drainage, flooding, or grading			╗	<u> </u>
	3) Erosion	- 			\square
	<u> </u>	井	+	- -	
	4) Outbuildings or unattached structures	<u> </u>	ш		\checkmark
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of	flood \square		\checkmark	
	insurance for federally backed mortgages?				
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoini	ng □		П	abla
	this property?	_			
Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those	e problems:			
6. B0	OUNDARIES	N/A	YES	NO	UN-
a.	Have you ever had a staked or pinned survey of the property performed?		<u> </u>		KNOWN
	Are you in possession of a copy of any survey of the property?			=======================================	+
b.			<u> </u>	- -	+
C.	Are the boundaries marked in any way?	Ц	V	Щ	Щ
	Explain: See survey			_	_
d.	Do you know the boundaries?	Ш	Ш		abla
	Explain : file with the clerks office.				
e.	Are there any encroachments or unrecorded easements relating to the property?		\checkmark		
	Explain : See documents recorded on the deed.				
7. W	/ATER	N/A	YES	NO	UN- KNOWN
a.	Source of water supply: Public				
b.	Are you aware of below normal water supply or water pressure?				\checkmark
c.	Has your water ever been tested? If so, attach the results or explain.				abla
	Explain:				
8. SE	EWER SYSTEM	N/A	YES	NO	UN-
a.	Property is serviced by: Septic				KNOWN
	Category I: Public Municipal Treatment Facility	abla	\neg	$\overline{}$	$\overline{}$
	Category II: Private Treatment Facility			∺	+
				-	屵
	3. Category III: Subdivision Package Plant	<u> </u>	<u> </u>	<u> </u>	_ 브
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	abla	<u> </u>	<u> </u>	
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal		\checkmark		
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment sys	stem 🔽			
	7. Category VII: No Treatment/Unknown	\checkmark			
	Name of Servicer:				
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer):				
	Date of last inspection (septic): 2017 Date last cleaned (septic): 20	022			
С.	Are you aware of any problems with the sewer system?	Π	П		\square
	you what or any problems with the series system.	<u></u>			
	Page 3 of 5				
Seller	Initials datop verified Date/Time	Buyer Initials		Da	te/Time
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seller	Initials Date/Time RREC Form 402 12/2022	Duyer millials		Da	

Please explain any deficiencies noted in this Section:				
. CONSTRUCTION / REMODELING	N/A	YES	NO	KN
a. Have there been any additions, structural modifications, or other alterations made?		\checkmark		
b. If so, were all necessary permits and government approvals obtained?		\checkmark		
Explain: Crawford builders 2017				
O. HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	K
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association			abla	KI
2) If yes, what is the annual or monthly assessment?				
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No. and email address:				
b. Is the property a condominium?			\checkmark	
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?	Ц	Ц	Ц	
Are any features of the property shared in common with adjoining landowners, such as wall	s, 🔲	abla		
fences, driveways, etc.?		¥		
e. Are there any pet or rental restrictions?			abla	
Explain : The neighbor at 755 McCalls Mill Road is installing a post and plank fence on the p	property line	. There	e is no	fe
reement.				
1. HAZARDOUS CONDITIONS	N/A	YES	NO	K
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 wast water contamination, asbestos, the use of urea formaldehyde, etc.)	te,			
	منامات مانا	,, 0 15 11	otified	
	th risks.			
c. Was this house built before 1978?	th risks.			
d. Are you aware of the existence of lead-based paint in or on this house?	th 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 adon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice ealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador	cient quantiti	es, may	☑ ☑ y prese	nt
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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 ladon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice lealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador is the chfs.ky.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 of the property owner who chooses NOT to decontaminate a property used in the production of the property owner who chooses NOT to decontamination pursuant to KRS 224.1-410(10) and 902 is lisclose methamphetamine contamination is a Class D Felony under KRS 224.99-010. g. 1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 2. MISCELLANEOUS a. Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property	cient quantition testing. For	es, may more in	y presenforma MUST to proj	nt tio

ROPERTY ADDRESS: 701 McCalls Mill Roa Are you aware of any violations of lo			to \Box		_	
c. this property?		and the second of the second o			Ш	✓
d. Are there any transferable warranties	s?				abla	
Explain:						
e. Has this house ever been damaged b	ov fire or other disaste	r?		$\overline{}$	\Box	✓
Explain:	by fire of other disaste	· ·		∺	Ħ	Ë
f. Are you aware of the existence of mo	old or other fungi on t	he property?	╅	Ħ	Ħ	V
g. Has this house ever had pets living in		ne property:		\square	Ħ	Ī
Explain: One dog prior to 9/2023	i it;			<u> </u>		
h. Is this house in a historic district or lis	sted on any registry o	f historic places?			П	V
13. ADDITIONAL INFORMATION				YES	NO	UN
Do you know anything else about the prop	perty that that should	be disclosed to the Buver?	П		П	KNO
f yes, please provide details in the space p	•	-				
As Seller(s) I / we hereby certify knowledge and belief. I / we agree to im	that the information	disclosed above is complete and er in writing of any changes that				
As Seller(s) I / we hereby certify knowledge and belief. I / we agree to im to closing.	that the information nmediately notify Buy	er in writing of any changes that		n to n		
As Seller(s) I / we hereby certify knowledge and belief. I / we agree to im to closing.	that the information			n to n	ne / us	
As Seller(s) I / we hereby certify knowledge and belief. I / we agree to im to closing. Seller Signature Junifor Ru As Seller(s) I / we hereby certify has completed this form with informatio the above-named agent harmless for any	Date Date that my / our Real Eson provided by me / u	Seller Signature tate Agent, s at my / our direction and reque	become know	n to m Da (i) ther ag 24.360	ne / us ate print r gree to	prio
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