

**SELLER DISCLOSURE OF PROPERTY CONDITION**

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

\_\_\_\_\_ and ending on \_\_\_\_\_  
(date of purchase) (date of this form)

PROPERTY ADDRESS: 484 High St New Haven 40057

This form applies to sales and purchases of residential real estate. This form is not required for:

1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

**PURPOSE OF STATEMENT:** Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

**INSTRUCTIONS TO THE SELLER:** (1) Complete all numbered items. (2) Report all known conditions affecting the property. (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 licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

**SELLER'S DISCLOSURE:** As seller, 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 authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. **HOUSE SYSTEMS**

Any past or current problems affecting:	YES	NO	UNKNOWN
(a) Plumbing <u>under ground outside house</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tubs, sauna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Heating.....age <u>08</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning.....age <u>08</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain: \_\_\_\_\_

2. **FOUNDATION/STRUCTURE/BASEMENT**

(a) Any defects or problems, current or past, to the foundation or slab?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: _____			
(c) Has the basement leaked at anytime since you have owned or lived in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Have you ever had any repairs done to the basement?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain: _____			
(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_

Initials (Seller) KL Date/Time 8/17/15  
JBL 8/17/15

YES NO UNKNOWN

- (h) Have you experienced, or are you aware of, any water or drainage problems with  
Regard to the crawl space?.....  YES  NO  UNKNOWN
- 3. **ROOF**
  - (a) Age of the roof? \_\_\_\_\_  YES  NO  UNKNOWN
  - (b) 1. Has the roof leaked at any time since you have owned or lived in the property?  YES  NO  UNKNOWN
  - 2. When was the last time the roof leaked? \_\_\_\_\_
  - (c) 1. Have you ever had any repairs done to the roof? .....  YES  NO  UNKNOWN
  - 2. If you have ever had the roof repaired, when was the repair performed? \_\_\_\_\_
  - (d) 1. Have you ever had the roof replaced?.....  YES  NO  UNKNOWN
  - 2. If you have had the roof replaced, when was the replacement performed? \_\_\_\_\_
  - (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) \_\_\_\_\_
  - (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?  YES  NO  UNKNOWN
  - 2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed? \_\_\_\_\_
- 4. **LAND/DRAINAGE**
  - (a) Any soil stability problems?.....  YES  NO  UNKNOWN
  - (b) Has the property ever had a drainage, flooding, or grading problem?.....  YES  NO  UNKNOWN
  - (c) Is the property in a flood plain zone?.....  YES  NO  UNKNOWN
  - (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? .....  YES  NO  UNKNOWN
  - Explain: \_\_\_\_\_
- 5. **BOUNDARIES**
  - (a) Have you ever had a staked or pinned survey of the property?.....  YES  NO  UNKNOWN
  - (b) Do you know the boundaries?.....  YES  NO  UNKNOWN
  - (c) Are the boundaries marked in any way?.....  YES  NO  UNKNOWN
  - (d) Are there any encroachments or unrecorded easements relating to the property of which you are aware? .....  YES  NO  UNKNOWN
  - Explain: \_\_\_\_\_
- 6. **WATER**
  - (a) 1. Source of water supply CITY  YES  NO  UNKNOWN
  - 2. Are you aware of below normal water supply or water pressure? .....  YES  NO  UNKNOWN
  - (b) Is there a water purification system or softener remaining with the house?.....  YES  NO  UNKNOWN
  - (c) Has your water ever been tested? If yes, give results  YES  NO  UNKNOWN
  - Explain: Replaced 2015 - New
- 7. **SEWER SYSTEM**
  - (a) Property is serviced by:
    - 1. Category I. Public Municipal Treatment Facility;.....  YES  NO  UNKNOWN
    - 2. Category II. Private Treatment Facility;.....  YES  NO  UNKNOWN
    - 3. Category III. Subdivision Package Plant;.....  YES  NO  UNKNOWN
    - 4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant").....  YES  NO  UNKNOWN
    - 5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;.....  YES  NO  UNKNOWN
    - 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....  YES  NO  UNKNOWN
    - 7. Category VII. No Treatment/Unknown.....  YES  NO  UNKNOWN
  - (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?.....  YES  NO  UNKNOWN
  - Explain: \_\_\_\_\_
- 8. **CONSTRUCTION/REMODELING**
  - (a) Have there been any additions, structural modifications, or other alterations made?.....  YES  NO  UNKNOWN
  - (b) Were all necessary permits and government approvals obtained?.....  YES  NO  UNKNOWN
  - Explain: \_\_\_\_\_
- 9. **HOMEOWNER'S ASSOCIATION**
  - (a) 1. Is the property subject to rules or regulations of a homeowner's association?.....  YES  NO  UNKNOWN
  - 2. If yes, what is the yearly assessment? \$ \_\_\_\_\_

Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_

Initials (Seller) KJ Date/Time 8/17/15  
JBH - 8/17/15

YES NO UNKNOWN

- (b) Are you aware of any condition which may result in an increase in taxes or assessments?.....  YES  NO  UNKNOWN
- (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?.....  YES  NO  UNKNOWN

Explain: \_\_\_\_\_

**10. MISCELLANEOUS**

- (a) Was this house built before 1978? .....  YES  NO  UNKNOWN
- (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?.....  YES  NO  UNKNOWN
- (c) 1. Are you aware of any testing for radon gas?.....  YES  NO  UNKNOWN  
2. Results, if tested \_\_\_\_\_
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?.....  YES  NO  UNKNOWN
- (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?.....  YES  NO  UNKNOWN
- (f) Are you aware of any damage due to wood infestation?.....  YES  NO  UNKNOWN
- (g) 1. Have the house or other improvements ever been treated for wood infestation?.....  YES  NO  UNKNOWN  
2. If yes, when, by whom, and any warranties? \_\_\_\_\_
- (h) Are you aware of any existing or threatened legal action affecting this property?.....  YES  NO  UNKNOWN
- (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?.....  YES  NO  UNKNOWN
- (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....  YES  NO  UNKNOWN
- (k) Are you aware of any other conditions which are defective with regard to this property?.....  YES  NO  UNKNOWN
- (l) Are there any environmental hazards known to seller?.....  YES  NO  UNKNOWN
- (m) Are there any warranties to be passed on?.....  YES  NO  UNKNOWN
- (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?.....  YES  NO  UNKNOWN  
If yes, please explain: \_\_\_\_\_
- (o) Are you aware of the existence of mold or other fungi in the property?.....  YES  NO  UNKNOWN
- (p) Has this house ever had pets living in it? .....  YES  NO  UNKNOWN  
If yes, Explain DOG
- (q) Is the property in a historic district?.....  YES  NO  UNKNOWN

**SPACE FOR ADDITIONAL INFORMATION**

The seller has owned this property since MARCH 2012 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Kim Toyless 8/17/15 Kim Toyless 8/17/15  
Seller Date Seller Date

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THE LICENSEE NAMED HERE ( \_\_\_\_\_ ) HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. I HEREBY AGREE TO HOLD HARMLESS THE NAMED LICENSEE FOR ANY REPRESENTATION THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: \_\_\_\_\_ Date \_\_\_\_\_

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE AGENT SHALL SO INFORM THE BUYER.

Seller: \_\_\_\_\_ Date \_\_\_\_\_

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Agent: \_\_\_\_\_ Date: \_\_\_\_\_

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

THE SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED OF THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Buyer) [Signature] Date/Time [Signature]

Initials (Seller) [Signature] Date/Time 8/17/15  
[Signature] 8/17/15