

PROPERTY ADDRESS: 608 County Henton Rd

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____
- (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space? _____

3. ROOF N/A YES NO UNKNOWN

(a) Age of the roof covering? 5 yrs

(b) 1. Has the roof leaked at any time since you have owned or lived at the property? YES NO UNKNOWN
 2. When was the last time the roof leaked? Replaced 5 yrs ago

(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? 2012

(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 covering?
 2. If yes, when was the repair performed? _____
 Explain: _____

4. LAND/DRAINAGE N/A YES NO UNKNOWN

(a) Any soil stability problems? _____

(b) Has the property ever had a drainage, flooding, or grading problem? _____

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? YES NO UNKNOWN
 If yes, what is the flood zone? _____

(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 N/A YES NO UNKNOWN

(a) 1. Have you ever received a staked or pinned survey of the property? _____
 2. Are the boundaries marked in any way? YES NO UNKNOWN
 3. Do you know the boundaries? If yes, provide description below. _____
 Explain: _____

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? YES NO UNKNOWN
 Explain: _____

6. WATER N/A YES NO UNKNOWN

(a) 1. Source of water supply _____
 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, provide results below. _____
 Explain: _____

7. SEWER SYSTEM N/A YES NO UNKNOWN

(a) Property is serviced by:

- 1. Category I. Public Municipal Treatment Facility _____
- 2. Category II. Private Treatment Facility _____
- 3. Category III. Subdivision Package Plant. U.S.G.O.W. YES NO UNKNOWN
- 4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant") YES NO UNKNOWN
- 5. Category V. Septic Tank with drain field, lagoon wetland, other onsite dispersal YES NO UNKNOWN
- 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system. _____
- 7. Category VII. No Treatment/Unknown. _____

Name of Servicer (if known): _____

(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: _____

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- | 8. CONSTRUCTION/REMODELING | N/A | YES | NO | UNKNOWN |
|---|-----|-------------------------------------|-------------------------------------|---------|
| (a) Have there been any additions, structural modifications, or other alterations made? | — | — | <input checked="" type="checkbox"/> | — |
| (b) Were all necessary permits and government approvals obtained? | — | — | <input checked="" type="checkbox"/> | — |
| Explain: _____ | | | | |
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 | | | | |
| 9. HOMEOWNER'S ASSOCIATION | N/A | YES | NO | UNKNOWN |
| (a) 1. Is the property subject to rules or regulations of a homeowner's association? | — | — | — | — |
| 2. If yes, what is the yearly assessment? \$ _____ | | | | |
| 3. Homeowner's Association Name: _____ | | | | |
| HOA Primary Contact Name: _____ | | | | |
| HOA Primary Contact Phone No. _____ | | | | |
| (b) Are you aware of any condition that may result in an increase in taxes or assessments? | — | — | — | — |
| (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc? | — | — | — | — |
| Explain: _____ | | | | |
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 | | | | |
| 10. MISCELLANEOUS | N/A | YES | NO | UNKNOWN |
| (a) Was this house built before 1978? | — | — | <input checked="" type="checkbox"/> | — |
| (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? | — | — | <input checked="" type="checkbox"/> | — |
| (c) 1. Are you aware of any testing for radon gas? | — | — | <input checked="" type="checkbox"/> | — |
| 2. Results, if tested _____ | | | | |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, <u>cisterns</u> or abandoned wells on the property? <u>Bar N</u> | — | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | — |
| (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination) | — | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | — |

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses **NOT** to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

- | | | | | |
|---|---|-------------------------------------|-------------------------------------|---|
| (f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)? | — | — | <input checked="" type="checkbox"/> | — |
| (g) Are you aware of any damage due to wood infestation? | — | — | <input checked="" type="checkbox"/> | — |
| (h) 1. Has the house or other improvements ever been treated for wood infestation? | — | — | <input checked="" type="checkbox"/> | — |
| 2. If yes, when, by whom, and any warranties? _____ | | | | |
| (i) Are you aware of any existing or threatened legal action affecting this property? | — | — | <input checked="" type="checkbox"/> | — |
| (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)? | — | — | <input checked="" type="checkbox"/> | — |
| (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? | — | — | <input checked="" type="checkbox"/> | — |
| (l) Are you aware of any other conditions that are defective with regard to this property? | — | — | <input checked="" type="checkbox"/> | — |
| (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? | — | — | <input checked="" type="checkbox"/> | — |
| (n) Are there any warranties to be passed on? | — | — | <input checked="" type="checkbox"/> | — |
| (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? If yes, please explain: _____ | | | | |
| (p) Are you aware of the existence of mold or other fungi on the property? | — | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | — |
| (q) Has this house ever had pets living in it? If yes, Explain _____ | | | | |
| (r) Is the property in a historic district? | — | — | <input checked="" type="checkbox"/> | — |

Initials (Seller) AVA LA Date/Time 4-19-19 1:00 PM

Initials (Buyer) _____ Date/Time _____

PROPERTY ADDRESS: 608 Louch - Hunters Rd

SPACE FOR ADDITIONAL INFORMATION

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Robert V. Bates _____ Date 4-19-17 Lois Bates _____ Date 4-19-17
Seller Seller

THE REAL ESTATE AGENT NAMED HERE, _____, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS 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 REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: _____ Seller: _____
Date: _____ Date: _____

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

Broker/Real estate agent: _____ Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer _____ Date _____ Buyer _____ Date _____

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.