

# 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.

Property Address  
827 GASTINGAU LANE, VERSAILLES

City <span style="font-size: 1.2em;">VERSAILLES</span>	State <span style="font-size: 1.2em;">KY</span>	Zip <span style="font-size: 1.2em;">40383</span>
---	--	---

**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. PRELIMINARY DISCLOSURES	N/A	YES	NO	UN-KNOWN
a. Have you ever lived in the house? If yes, please indicate the length of time: <span style="font-size: 1.2em;">12 yrs</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house. <span style="font-size: 1.2em;">6/2012</span>				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? <b>Explain:</b> <span style="font-size: 1.2em;">IND.</span>				
d. Has the house been used as a rental? If yes, length of time rented?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Has this house ever been used for anything other than a residence? <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<span style="font-size: 1.5em;">[Signature]</span> Seller Initials _____ Date/Time <span style="font-size: 1.2em;">2/19/24 1:00 PM</span>	Page 1 of 5	Buyer Initials _____ Date/Time _____
Seller Initials <span style="font-size: 1.2em;">Doe Anderson</span> Date/Time <span style="font-size: 1.2em;">2/19/24 1:00 PM</span>		Buyer Initials _____ Date/Time _____

PROPERTY ADDRESS:

2. HOUSE SYSTEMS

Table with 5 columns: Whether or not they have been corrected, state whether there have been problems affecting; N/A; YES; NO; UN-KNOWN. Rows include Plumbing, Electrical system, Appliances, Ceiling and attic fans, Security system, Sump pump, Chimneys, fireplaces, inserts (2013), Pool, hot tub, sauna, Sprinkler system, Heating system (Down 2019, Up 2012, age of system: 4 & 12), Cooling/air conditioning system (Down 2019, Up 2012, age of system: 4 & 12), Water heater (2023, age of system: 2).

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:

CHIMNEYS NEW CAP, INSERT, TUCKPOINT  
FROZEN WATER PIPE REPAIR & INSULATION IN KITCHEN 2014  
NEW SUMP PUMP 2022

3. BUILDING STRUCTURE

Table with 5 columns: Whether or not they have been corrected, state whether there have been problems affecting; N/A; YES; NO; UN-KNOWN. Rows include foundation or slab, structure or exterior veneer, floors and walls, doors and windows, basement leaks, crawl space, wood damage, wood infestation, and warranty.

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

REPLACE CRACKED CLEAR STORY WINDOW 2021

4. ROOF

Table with 5 columns: Whether or not they have been corrected, state whether there have been problems affecting; N/A; YES; NO; UN-KNOWN. Rows include roof covering age (12 YEARS 2012), roof leaks since owned, roof leaks before owned, last time roof leaked, and repairs done to the roof.

Seller Initials  
Date/Time

2/19/24 1:00PM  
2/19/24 1:00PM

Buyer Initials  
Date/Time

PROPERTY ADDRESS: 827 GASTINEAU LANE

f. Have you ever had the roof replaced?      
 If so, when? ENTIRE ROOF - 2012

g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)  
**Explain:**

h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? 3/23

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:  
SHINGLES BLOWN OFF DURING WINDSTORM / REPLACE - 2023

**5. LAND / DRAINAGE**

	N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) Soil stability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? If so, what is the flood zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:  
CREEK AT REAR PROPERTY LINE

**6. BOUNDARIES**

	N/A	YES	NO	UN-KNOWN
a. Have you ever had a staked or pinned survey of the property performed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are the boundaries marked in any way? <b>Explain:</b> <u>STAKED</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Do you know the boundaries? <b>Explain:</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Are there any encroachments or unrecorded easements relating to the property? <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**7. WATER**

	N/A	YES	NO	UN-KNOWN
a. Source of water supply: <u>CITY / S. WOODFORD WATER DIST.</u>				
b. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has your water ever been tested? If so, attach the results or explain. <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**8. SEWER SYSTEM**

	N/A	YES	NO	UN-KNOWN
a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name of Servicer:				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):				
Date of last inspection (septic): <u>7/20/23</u>				
Date last cleaned (septic): <u>7/20/23</u>				
c. Are you aware of any problems with the sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

[Signature] 2/19/24 1:00 PM  
 Seller Initials Date/Time  
[Signature] 2/19/24 1:00 PM  
 Seller Initials Date/Time

\_\_\_\_\_  
 Buyer Initials Date/Time  
 \_\_\_\_\_  
 Buyer Initials Date/Time

PROPERTY ADDRESS: 827 GASTINEAU LANE

Please explain any deficiencies noted in this Section:

**9. CONSTRUCTION / REMODELING**

N/A YES NO UN-KNOWN

- a. Have there been any additions, structural modifications, or other alterations made?  N/A  YES  NO  UN-KNOWN
- b. If so, were all necessary permits and government approvals obtained?  N/A  YES  NO  UN-KNOWN

Explain: ADDITION 2013

**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 Association?  N/A  YES  NO  UN-KNOWN

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?  N/A  YES  NO  UN-KNOWN

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?  N/A  YES  NO  UN-KNOWN

- d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?  N/A  YES  NO  UN-KNOWN

- e. Are there any pet or rental restrictions?  N/A  YES  NO  UN-KNOWN

Explain:

**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?  N/A  YES  NO  UN-KNOWN

PROPANE TANK, SEPTIC, OLD CISTERN

- b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)  N/A  YES  NO  UN-KNOWN

**LEAD BASED PAINT DISCLOSURE REQUIREMENT**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks.

- c. Was this house built before 1978?  N/A  YES  NO  UN-KNOWN

- d. Are you aware of the existence of lead-based paint in or on this house?  N/A  YES  NO  UN-KNOWN

**RADON DISCLOSURE REQUIREMENT**

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit [chfs.ky.gov](http://chfs.ky.gov) and search "radon."

- e. 1) Are you aware of any testing for radon gas?  N/A  YES  NO  UN-KNOWN

2) If yes, what were the results? NEGATIVE

- f. 1) Is there a radon mitigation system installed?  N/A  YES  NO  UN-KNOWN

- 2) If yes, is it functioning properly?  N/A  YES  NO  UN-KNOWN

**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.

- g. 1) Is the property currently contaminated by the production of methamphetamine?  N/A  YES  NO  UN-KNOWN

- 2) If no, has the property been professionally decontaminated from methamphetamine contamination?  N/A  YES  NO  UN-KNOWN

Explain:

**12. MISCELLANEOUS**

N/A YES NO UN-KNOWN

- a. Are you aware of any existing or threatened legal action affecting this property?  N/A  YES  NO  UN-KNOWN

- b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?  N/A  YES  NO  UN-KNOWN

[Signature] 2/19/24 1:00 PM  
 Seller Initials Date/Time  
[Signature] 2/19/24 1:00 PM  
 Seller Initials Date/Time

\_\_\_\_\_  
 Buyer Initials Date/Time  
 \_\_\_\_\_  
 Buyer Initials Date/Time

PROPERTY ADDRESS:

c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are there any transferable warranties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>TERMITE TREATMENT</u> <u>GUARANTEED PEST CONTROL - LEXINGTON</u>				
e. Has this house ever been damaged by fire or other disaster?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
f. Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Has this house ever had pets living in it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>2 DOGS / OUTSIDE CATS</u>				
h. Is this house in a historic district or listed on any registry of historic places?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**13. ADDITIONAL INFORMATION** N/A YES NO UN-KNOWN

Do you know anything else about the property that that should be disclosed to the Buyer?

If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

① HOME & ADDITION HAVE BEEN TREATED FOR TERMITES PREVENTION, ANNUAL WARRANTY INSPECTION & RENEWAL DUE 5/2024. GUARANTEED PEST CONTROL - LEXINGTON

② NEW GARAGE DOORS - 2019

③ NEW ATTIC WINDOWS - 2016

④ Living room screen door - 2015

**14. SELLER(S) CERTIFICATION (CHOOSE ONE)**

As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature	Date	Seller Signature	Date
	2/19/24	Sue Anderson	2/19/24

As Seller(s) I / we hereby certify that my / our Real Estate Agent, \_\_\_\_\_ (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature	Date	Seller Signature	Date

As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature	Date	Seller Signature	Date

The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Principal Broker / Real Estate Agent Print Name	Principal Broker / Real Estate Agent Signature	Date

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form.

Buyer Signature	Date	Buyer Signature	Date

	2/19 1:00 PM
Seller Initials	Date/Time
	2/19/24 1:00 PM
Seller Initials	Date/Time

Buyer Initials	Date/Time
Buyer Initials	Date/Time