

PROPERTY ADDRESS: 3675 Hoopee Hill Road, Hartford, KY

9. CONSTRUCTION / REMODELING

- a. Have there been any additions, structural modifications, or other alterations made?
- b. If so, were all necessary permits and government approvals obtained?

N/A	YES	NO	UN-KNOWN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain:

10. HOMEOWNER'S ASSOCIATION (HOA)

- a. 1) Is the property subject to rules or regulations of a HOA?
- 2) If yes, what is the yearly assessment?
- 3) HOA Name:

N/A	YES	NO	UN-KNOWN
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

HOA Primary Contact Name:

HOA Primary Contact Phone No.:

- b. Is the property a condominium?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate

- c. Are you aware of any condition that may result in an increase in taxes or assessments?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- e. Are there any pet or rental restrictions?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Explain:

11. HAZARDOUS CONDITIONS

- 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 waste, water contamination, asbestos, the use of urea formaldehyde, etc.)

N/A	YES	NO	UN-KNOWN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?
- d. Are you aware of the existence of lead-based paint in or on this house?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input 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.

- g. 1) Is the property currently contaminated by the production of methamphetamine?
- 2) If no, has the property been professionally decontaminated from methamphetamine contamination?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain:

12. MISCELLANEOUS

- 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)?
- c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?
- d. Are there any warranties to be passed on?

N/A	YES	NO	UN-KNOWN
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

WRP
Seller Initials

11/3/25
Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 3675 Hoopie Hill Road, Hartford, KY

Explain:

e. Has this house ever been damaged by fire or other disaster?

Explain:

f. Are you aware of the existence of mold or other fungi on the property?

g. Has this house ever had pets living in it?

Explain:

h. Is this house in a historic district or listed on any registry of historic places?

13. ADDITIONAL INFORMATION

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

N/A YES NO UN-KNOWN

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

The house is being sold as is and therefore is not included in the price of the land.

This also includes all buildings and storage sheds on the property.

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

X

Willie Paul Hines

Date

11-3-25

Seller Signature

X

Summer Hines

Date

11-3-25

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

X

Date

Seller Signature

X

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

X

Date

Seller Signature

X

Date

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

Broker / Agent Print Name

Agent Richard Hines

Broker / Agent Signature

X

Date

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

Buyer Signature

X

Date

Buyer Signature

X

Date

WH
Seller Initials

11/3/25
Date/Time