



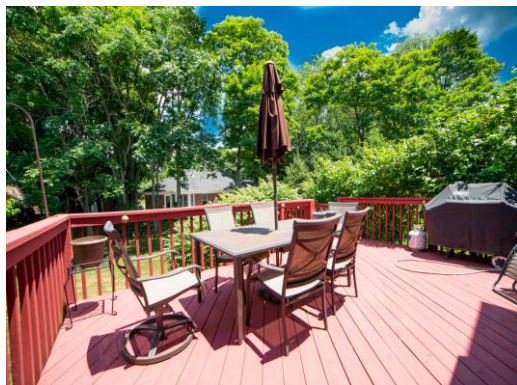
**THE PRICE GROUP**

SELL • BUY • BUILD • INVEST • CAREER

# 14116 Spring Mill Road

FOR MORE INFO IMMEDIATELY, TEXT 24125 TO 46835

**Updates Throughout! • Hardwood Flooring  
Brick Exterior with Fully Fenced Backyard**



Visual Tour Online:

[www.14116SpringMillRoad.com](http://www.14116SpringMillRoad.com)

This home checks all the boxes! In the highly sought after 40245 zip code minutes from I-265, I-71, and numerous shops and restaurants of Northeast Louisville, this 4 bed, 3.5 bath is completely updated. Hardwood flooring, granite countertops, 2-year old roof, updated master bath, and so much more you just have to see! The walkout basement is fully finished with a newly built-in wet bar/entertainment area, a large hearth/game room, and fully updated theater room - friends and family won't want to leave. The home also offers a complete owner's suite and en suite bath on the 1st floor. The main floor is an open design and you'll love the cozy fireplace in the Great Room. The laundry room is conveniently located on the first floor and the dine-in area walks out onto a secluded deck space....Head upstairs and enjoy 3 large, brightly-lit bedrooms. The largest room is expansive could be an upstairs playroom or additional family room. The Forest Springs neighborhood is lined with sidewalks - perfect for long walks or runs....don't forget to enjoy the clubhouse, pool, and other amenities. This home is a must see and won't last long! Call the list agent today for more information or to schedule a private viewing!

## Features:

4 Bedrooms  
3.5 Baths

3300+ Finished  
Square Feet

Finished, Walkout  
Lower Level

Two-Car Garage

**kW** LOUISVILLE  
EAST  
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

[www.ChooseThePriceGroup.com](http://www.ChooseThePriceGroup.com)

[info@kwPriceGroup.com](mailto:info@kwPriceGroup.com)  
9911 Shelbyville Road #100  
Louisville, KY 40223

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[www.LouisvilleRealEstateApp.com](http://www.LouisvilleRealEstateApp.com)

# 14116 Spring Mill Road, *Special Features*

*4 Bedrooms/3.5 Baths, 3300+ Total Finished Square Feet, .23 Acres*

*Brick Exterior with Lush Outdoor Space and Two-Car Garage*

*Home is quietly tucked away in a low-traffic community*

*Updates Throughout!*

## Property Features

- Curb appeal abounds- the brick façade is highlighted by black shutters and mature landscaping
- Your eyes will be drawn to the front porch as you approach the aggregate walkway; The entrance is accented with manicured landscaping reflecting the architectural style of the home, elongated windows and beautiful window header detail to greet you upon entry
- The home boasts a new roof, walkout lower level, and hardwood flooring throughout
- Home is equipped with a security system

## Foyer

- The front door, framed by sidelights, creates an elegant entry into the foyer
- Spacious Foyer with tile flooring is designed with sprawling width, and serviced by a convenient coat closet – a true gathering space while welcoming family and friends into your home
- Decorative white spindles complement the wood staircase
- White, dentil crown molding accentuates the space
- Guest bath is conveniently located off the Foyer and features a porcelain pedestal sink and hardwood floors

## Dining Room

- This gathering space offers plenty of room for a generous table and dining furniture
- The Dining Room flows naturally from the Foyer and Living Spaces and is finished with wainscoting, fluted doorways and dentil crown molding
- Dining space is well lit with full-height, double windows as well as the chandelier above the dining table - a true focal point!

## Kitchen

- The Kitchen is designed with white cabinetry and dressed with attractive hardware – plenty of storage space!
- Kitchen boasts updates including hardwood flooring, granite countertops, and is highlighted by recessed lighting – truly exquisite!
- Kitchen hosts a cozy eat-in area, tucked into the bay window, with double French doors
- The kitchen is also equipped with a large pantry closet, providing plenty of extra storage space
- Eat-In Kitchen offers direct access to the back deck – great for hosting!
- The kitchen overlooks the peaceful green scape of the backyard and pool
- Eat-in Kitchen comfortably accommodates a full-sized table and is lit with overhead pendant lighting
- Kitchen provides direct access to Great Room, Dining Room and Laundry Room
- Kitchen also hosts a small desk area-perfect for an at-home work space

## Great Room

- The Great Room is the heartbeat of the home with soaring ceiling height, beautiful double-tray ceiling, large windows with decorative transoms and crisp, white crown molding and trim
- Gas log fireplace is accented by a white mantle and creates a dramatic focal point, highlighted by windows on either side
- The space boasts an open concept and is well lit with natural lighting from large windows as well as dramatic overhead lighting
- A fantastic flow opportunity – The Great Room is open to the Kitchen and Dining spaces

### Laundry Room

- The Laundry Room is equipped with a utility sink and shelving for storage
- Laundry Room is the perfect space to store everyday items

### Master Suite

- Spacious Master Bedroom with plenty of room for a king size bed
- The space is truly stunning with decorative, custom vaulted tray ceiling, hardwood flooring and neutral color scheme
- Large, double-windows encompass the space and offer plenty of natural light and views of the backyard

### En Suite Master Bath

- Luxurious Master En Suite is your at-home oasis! This spa-like bathroom features upgrades throughout including custom tile work
- Double vanity is detailed with white cabinetry and accented with coordinating vanity mirror and light fixtures
- Water closet hosts a pocket door for privacy
- Walk-in shower boasts a glass enclosure and door, custom tile walls and accent tile detail
- Large, soaking tub is complete with custom tile decking and surround
- Master hosts a generous walk-in closet with ample, custom shelving

### Second Level, Three Additional Bedrooms, Hallway Full Bath

- The second level of the home provides three additional bedrooms and a hallway full bath
- The first additional bedroom offers a generous sized closet, hardwood flooring, window and light fixture
- The full bath includes tile flooring, white vanity with recessed sink and tub/shower combination
- The second additional bedroom hosts a generous sized, double-door closet, large double-window with additional single window and decorative pendant light fixture
- The third additional bedroom hosts a large window, with ample storage space provided by the double-door closets
- The third bedroom features a step-down entrance, angled ceilings and a skylight

### Walkout Lower Level

- The finished lower level is incredibly spacious and presents a wealth of opportunities for space, including; Theater Room Wet Bar and Second Family Room
- Second Family Room hosts a gas fireplace with tile hearth and decorative white mantle, neutral carpet and neutral color scheme
- Spacious living area boasts double windows for a well-lit space, recessed lighting and overhead lighting for a pool table
- Additional perks of lower level living include a dedicated entry door to the exterior and outdoor living area through French double doors
- Quaint kitchenette features granite countertops, wood cabinetry with glass display shelving and spacious island with stone detail and bar seating
- Theater room is spacious and equipped with projector hook-ups and retractable movie screen
- The space could be converted into a craft space or home office area
- Full Bath provides a shower/tub combination, upgraded vanity and tile flooring

### Outdoor Living

- Your outdoor oasis awaits! A spacious back deck spans much of the rear of the home and could easily accommodate a large outdoor dining table, a grill, lounge chairs, and accent furniture
- The home is surrounded by an enormous rear and side yard for expansive greenspace and unlimited outdoor living
- Plenty of space to enjoy the outdoors; The yard is fully fenced and provides two gate entrances

- A deep lot provides plenty of room to play, entertain, and enjoy the beauty of the outdoors
- Conveniently step from the Eat-in Kitchen to the outdoor space with a generous sized deck to enjoy the outdoors
- Walk-out lower level patio is accented with landscape beds



# Residential - Single Family Residence

For Current Pricing  
Call 502.554.9749



List Number: 1479052

Address: 14116 Spring Mill Rd, Louisville, KY 40245

Area: 08-DglasHls/Hurstbrn/Mdltwn/Anchrg/StMatt

Sub Area: B

Total Living Area: 3,375

Basement: Walkout Finished

Total # Bedrooms: 4

Disclosure: Yes

Style: 1.5 Stories

Open House Info:

Status: Active

School District:

Jefferson

Above Grade Finished:

2,400

Total Baths: 4

Sqft - Total Unfin: 450

Nonconform SqFt Fin: 0

Nonconform SqFt UF: 0

County: Jefferson

Subdivision: FOREST SPRINGS

Baths - Full: 3

Baths - 1/2: 1

Age: 19

Year Built: 1998

Stories: 2



Directions: I-265 to Hwy 146. Take to Reamers Rd. Turn right and follow to Rock Bay Dr. Turn right into Forest Springs and then first left on to Spring Mill Rd. Follow to Home - On Left.

This home checks all the boxes! In the highly sought after 40245 zip code minutes from I-265, I-71, and numerous shops and restaurants of Northeast Louisville, this 4 bed, 3.5 bath is completely updated. Hardwood flooring, granite countertops, 2-year old roof, updated master bath, and so much more you just have to see! The walkout basement is fully finished with a newly built-in wet bar/entertainment area, a large hearth/game room, and fully updated theater room - friends and family won't want to leave. The home also offers a complete owner's suite and en suite bath on the 1st floor. The main floor is an open design and you'll love the cozy fireplace in the Great Room. The laundry room is conveniently located on the first floor and the dine-in area walks out onto a secluded deck space....

Room Name Room Level WidthLengthRoom Remarks

Master Bedroom	1st Floor	13'0	14'1	1st Floor - Tray Ceilings
Master Bath	1st Floor	9'5	8'4	Huge Walk-in Closet
Great Room	1st Floor	14'1	18'4	Vibrantly Lit
Formal Dining	1st Floor	10'8	12'7	Luxurious Trim Throughout
Half Bath	1st Floor	5'3	5'0	Open Design Concept
Dining Area	1st Floor	11'0	12'3	Great Breakfast Nook
Kitchen	1st Floor	12'0	10'4	Granite / Abundance of Cabinetry
Laundry	1st Floor	7'5	6'0	Utility Sink!
Bedroom	2nd Floor	13'4	11'8	Large Closets
Bedroom	2nd Floor	15'4	12'7	Plenty of Room
Bedroom	2nd Floor	15'1	19'8	Cavernous 4th Bedroom
Full Bath	2nd Floor	8'7	5'5	Centrally Located
Full Bath	Basement	10'11	5'3	3 full baths!
Media Room	Basement	20'7	10'7	Converted to Media/Theater Room
Other	Basement	11'2	18'1	Wet Bar and Entertainment Area
Game Room	Basement	13'7	18'5	Game/Hearth Room

Basement: Walkout Finished  
Construction: Brk/Ven; Frame - Wood  
Exterior: Deck  
Foundation: Poured Concrete  
Fencing: Partial Fence

Heating/Cooling: Central Air; Forced Air Heat; Gas Heat  
Lot Description: Cleared; Level; Sidewalk  
Garage/Parking: 2 Car Garage  
Roof: Shingle

Sub/Condo: Clubhouse; Pool; Tennis Court

Amenities: Electric; Fuel:Natural; Public Sewer; Public Water  
Utilities:

M Struct Flood Plain: No

	(Fin)	(UF)
AG	2,400	0
BG	975	450
NC	0	0
Total	3,375	450
SgFtSrc:	List Agent	

Total # of Rooms: 10 First Floor MBR: Yes Laundry Level: 1st # Closets Level 1: 3 Level 2: 4 Basement: 2 # Fireplaces Level 1: 1 Basement: 1

Lot SF Source: PVA

Acres: 0.23

Assumable: No

Sold As-Is: No

HOA Y/N: Yes

HOA Fee:

Condo Features:

Farm Features:

City Tax: Of Record

County Tax: Of Record

Deed Bk: 10437

Pg #: 0060

Block: 3028

Lot: 0416

Sub-Lot: 0000

Head upstairs and enjoy 3 large, brightly-lit bedrooms. The largest room is expansive could be an upstairs playroom or additional family room. The Forest Springs neighborhood is lined with side walks - perfect for long walks or runs...don't forget to enjoy the clubhouse, pool, and other amenities. This home is a must see and won't last long! Call the list agent today for more information or to schedule a private viewing!

**Welcome Home!**

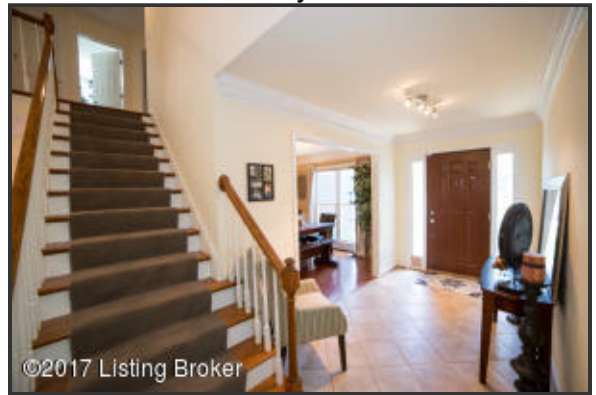
Brick Exterior with Lush Outdoor Space and Two-Car Garage

**Front of House**

Curb appeal abounds- the brick façade is highlighted by black shutters and mature landscaping

**Front of House**

Your eyes will be drawn to the front porch as you approach the aggregate walkway; The entrance is accented with manicured landscaping reflecting the architectural style of the home, elongated windows and beautiful window header detail to greet you upon entry

**Foyer**

Spacious Foyer with tile flooring is designed with sprawling width, and serviced by a convenient coat closet – a true gathering space while welcoming family and friends into your home

**Dining Room**

Dining space is well lit with full-height, double windows as well as the chandelier above the dining table - a true focal point!

**Dining Room**

The Dining Room flows naturally from the Foyer and Living Spaces and is finished with wainscoting, fluted doorways and dentil crown molding



**Great Room**

The Great Room is the heartbeat of the home with soaring ceiling height, beautiful double-tray ceiling, large windows with decorative transoms and crisp, white crown molding and trim

**Great Room**

A fantastic flow opportunity – The Great Room is open to the Kitchen and Dining spaces

**Great Room**

The space boasts an open concept and is well lit with natural lighting from large windows as well as dramatic overhead lighting

**Kitchen**

Kitchen boasts updates including hardwood flooring, granite countertops, and is highlighted by recessed lighting – truly exquisite!

**Kitchen**

Kitchen provides direct access to Great Room, Dining Room and Laundry Room

**Kitchen**

Kitchen hosts a cozy eat-in area, tucked into the bay window, with double French doors

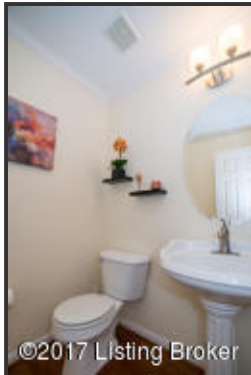


**Kitchen**

The Kitchen is designed with white cabinetry and dressed with attractive hardware – plenty of storage space!

**Kitchen**

The kitchen is also equipped with a large pantry closet, providing plenty of extra storage space

**First Floor Half Bath**

Guest bath is conveniently located off the Foyer and features a porcelain pedestal sink and hardwood floors

**Master Suite**

The space is truly stunning with decorative, custom vaulted tray ceiling, hardwood flooring and neutral color scheme

**Master Suite**

Spacious Master Bedroom with plenty of room for a king size bed

**En Suite Master Bath**

Luxurious Master En Suite is your at-home oasis! This spa-like bathroom features upgrades throughout including custom tile work

**En Suite Master Bath**

Walk-in shower boasts a glass enclosure and door, custom tile walls and accent tile detail. Large, soaking tub is complete with custom tile decking and surround

**En Suite Master Bath**

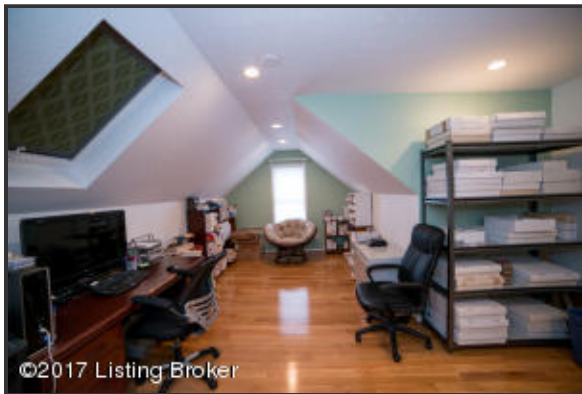
Double vanity is detailed with white cabinetry and accented with coordinating vanity mirror and light fixtures

**First Bedroom**

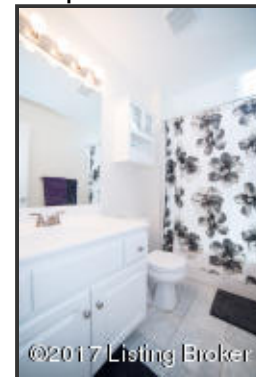
The first additional bedroom offers a generous sized closet, hardwood flooring, window and light fixture

**Second Bedroom**

The second additional bedroom hosts a generous sized, double-door closet, large double-window with additional single window and decorative pendant light fixture

**Third Bedroom**

The third additional bedroom hosts a large window, with ample storage space provided by the double-door closets

**Upstairs Full Bath**

The full bath includes tile flooring, white vanity with recessed sink and tub/shower combination

**Walkout Lower Level**

The finished lower level is incredibly spacious and presents a wealth of opportunities for space, including; Theater Room Wet Bar and Second Family Room

**Walkout Lower Level**

Second Family Room hosts a gas fireplace with tile hearth and decorative white mantle, neutral carpet and neutral color scheme

**Walkout Lower Level**

Spacious living area boasts double windows for a well-lit space, recessed lighting and overhead lighting for a pool table

**Walkout Lower Level**

Additional perks of lower level living include a dedicated entry door to the exterior and outdoor living area through French double doors

**Walkout Lower Level**

Quaint kitchenette features granite countertops, wood cabinetry with glass display shelving and spacious island with stone detail and bar seating

**Walkout Lower Level**

Quaint kitchenette features granite countertops, wood cabinetry with glass display shelving and spacious island with stone detail and bar seating



**Walkout Lower Level**

Theater room is spacious and equipped with projector hook-ups and retractable movie screen

**Walkout Lower Level**

The space could be converted into a craft space or home office area

**Lower Level Full Bath**

Full Bath provides a shower/tub combination, upgraded vanity and tile flooring

**Outdoor Living**

Conveniently step from the Eat-in Kitchen to the outdoor space with a generous sized deck to enjoy the outdoors

**Outdoor Living**

Your outdoor oasis awaits! A spacious back deck spans much of the rear of the home and could easily accommodate a large outdoor dining table, a grill, lounge chairs, and accent furniture

**Outdoor Living**

Walk-out lower level patio is accented with landscape beds



**Foyer**

White, dentil crown molding accentuates the space

**Dining Room**

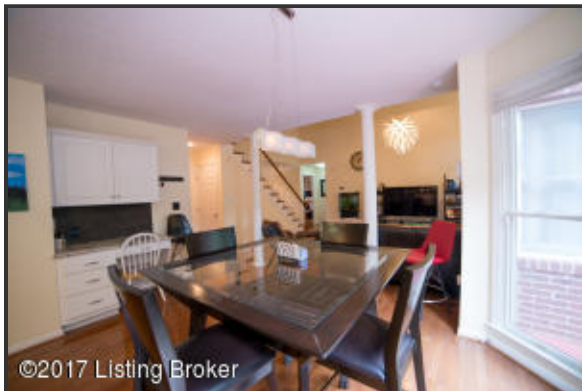
This gathering space offers plenty of room for a generous table and dining furniture

**Great Room**

Gas log fireplace is accented by a white mantle and creates a dramatic focal point, highlighted by windows on either side

**Great Room**

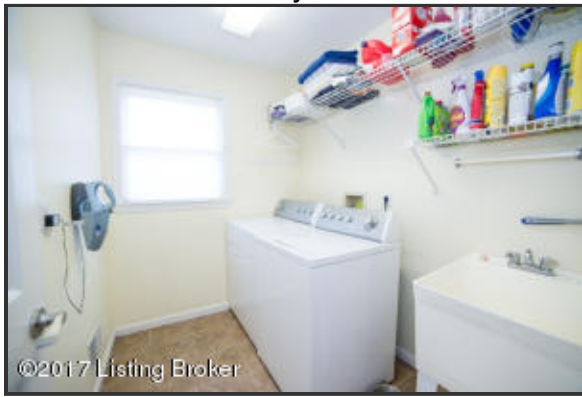
The space boasts an open concept and is well lit with natural lighting from large windows as well as dramatic overhead lighting

**Kitchen**

Eat-in Kitchen comfortably accommodates a full-sized table and is lit with overhead pendant lighting

**Kitchen**

Kitchen provides direct access to Great Room, Dining Room and Laundry Room

**Laundry Room**

The Laundry Room is equipped with a utility sink and shelving for storage

**Master Suite**

The space is truly stunning with decorative, custom vaulted tray ceiling, hardwood flooring and neutral color scheme

**Master Suite**

Large, double-windows encompass the space and offer plenty of natural light and views of the backyard

**First Bedroom**

The first additional bedroom offers a generous sized closet, hardwood flooring, window and light fixture

**Second Bedroom**

The second additional bedroom hosts a generous sized, double-door closet, large double-window with additional single window and decorative pendant light fixture

**Third Bedroom**

The third bedroom features a step-down entrance, angled ceilings and a skylight



**Lower Level Living**

Quaint kitchenette features granite countertops, wood cabinetry with glass display shelving and spacious island with stone detail and bar seating

**Lower Level Living**

Second Family Room hosts a gas fireplace with tile hearth and decorative white mantle, neutral carpet and neutral color scheme

**Lower Level Living**

Spacious living area boasts double windows for a well-lit space, recessed lighting and overhead lighting for a pool table

**Outdoor Living**

Plenty of space to enjoy the outdoors; The yard is fully fenced and provides two gate entrances

**Outdoor Living**

Walk-out lower level patio is accented with landscape beds

# 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 written warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

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 the property on 7-15-15 (Date of purchase), and ending on 6-9-17 (Date of this form).

PROPERTY ADDRESS: 14116 Spring Mill Rd Louisville, KY 40245

**PURPOSE OF DISCLOSURE FORM:** Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she 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 disclosure form shall not be a warranty by the seller or seller's 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, 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 owned 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 real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The 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 real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "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 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.

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	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating.....age <u>19</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning.....age <u>19</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater.....age <u>19</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				
2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				
(c) Has the basement leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked? <u>2011-12?</u>				
(e) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed?				
Explain: <u>B-1/4 Warranty from previous ownership</u>				

Initials (Seller)

Date/Time 12-17-17 5:00

Initials (Buyer)

Date/Time

Form 34105 revised 3/2016

Page 1 of 4



(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? 2 years

(b) 1. Has the roof leaked at any time since you have owned or lived at the property?

☐ ☐ ☒ ☐

2. When was the last time the roof leaked?

(c) 1. Have you ever had any repairs done to the roof?

☐ ☐ ☒ ☐

2. If you have ever had the roof repaired, when was the repair performed?

(d) 1. Have you ever had the roof replaced?

☐ ☐ ☒ ☐

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 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?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

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?

☐ ☒ ☐ ☐

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?

☐ ☐ ☒ ☐

Explain:

6. **WATER**

N/A YES NO UNKNOWN

(a) 1. Source of water supply City Water

2. Are you aware of below normal water supply or water pressure?

☐ ☐ ☒ ☐

(b) Is there a water purification system or softener remaining with the house?

☐ ☐ ☐ ☐

(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

☐ ☐ ☐ ☐

4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")

☐ ☐ ☐ ☐

5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal

☐ ☐ ☐ ☐

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?

☐ ☐ ☒ ☐

Explain:

- PAGE 3/12 \* RCVD AT 6/19/2017 1:23:15 PM [Eastern Daylight Time] \* SVR:WCRGF310A/17 \* DNIS:52272
8. **CONSTRUCTION/REMODELING** N/A YES NO UNKNOWN
- (a) Have there been any additions, structural modifications, or other alterations made? ☐ ☐ ☒ ☐
- (b) Were all necessary permits and government approvals obtained? ☒ ☐ ☐ ☐
- Explain: \_\_\_\_\_
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? \$ 175.00
3. Homeowner's Association Name: Forest Springs
- 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: \_\_\_\_\_
10. **MISCELLANEOUS** N/A YES NO UNKNOWN
- (a) Was this house built before 1978? ☐ ☐ ☒ ☐
- (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? ☐ ☐ ☒ ☐
- (c) 1. Are you aware of any testing for radon gas? ☐ ☒ ☐ ☐
2. Results, if tested Radon Mitigation in Basement
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property? ☐ ☐ ☒ ☐
- (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination) ☐ ☐ ☒ ☐

**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.)? ☐ ☐ ☒ ☐
- (g) Are you aware of any damage due to wood infestation? ☐ ☐ ☒ ☐
- (h) 1. Has the house or other improvements ever been treated for wood infestation? ☐ ☐ ☒ ☐
2. If yes, when, by whom, and any warranties? \_\_\_\_\_
- (i) Are you aware of any existing or threatened legal action affecting this property? ☐ ☐ ☒ ☐
- (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)? ☐ ☐ ☒ ☐
- (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? ☐ ☐ ☒ ☐
- (l) Are you aware of any other conditions that are defective with regard to this property? ☐ ☐ ☒ ☐
- (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? ☐ ☐ ☒ ☐
- (n) Are there any warranties to be passed on? B-M, Roof, Countertop ☐ ☒ ☐ ☐
- (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? ☐ ☐ ☒ ☐
- (q) Has this house ever had pets living in it? ☐ ☒ ☐ ☐
- If yes, Explain 1 Dog
- (r) Is the property in a historic district? ☐ ☐ ☒ ☐

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.

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

Date 6-9-17

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

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

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