



1955-2020 Carrick Road
165.76± acres | Fayette/Scott Counties
\$798,000

Offered Exclusively By:

KIRKPATRICK & Co.

Zach Davis | Principal Broker
+1 .859.576.8195
www.kirkfarms.com
zach@kirkfarms.com





Measuring an appx. 165+/- acres, this bucolic yet utilitarian farm is well-located only minutes from Downtown Lexington, the Kentucky Horse Park, and the Interstate. Composed primarily of Maury-Bluegrass, Huntington and Mercer silt loan soils, the farm has many mature trees and a lovely brook meandering through. The property has been used for crops and sod over the past few years, but could be developed into a horse or cattle operation. A comfortable 3BR/1.5BA brick ranch home offers one-story, on-site living for an owner or manager. Immediate neighbors include Clearsky, Coolmore (the former Juddmonte yearling division), Lane's End Oak Tree, and Miacomet, to name only a few. The Fayette County portion of the farm (139+/- acres) is PDR protected. At this price, the farm represents a significant value!





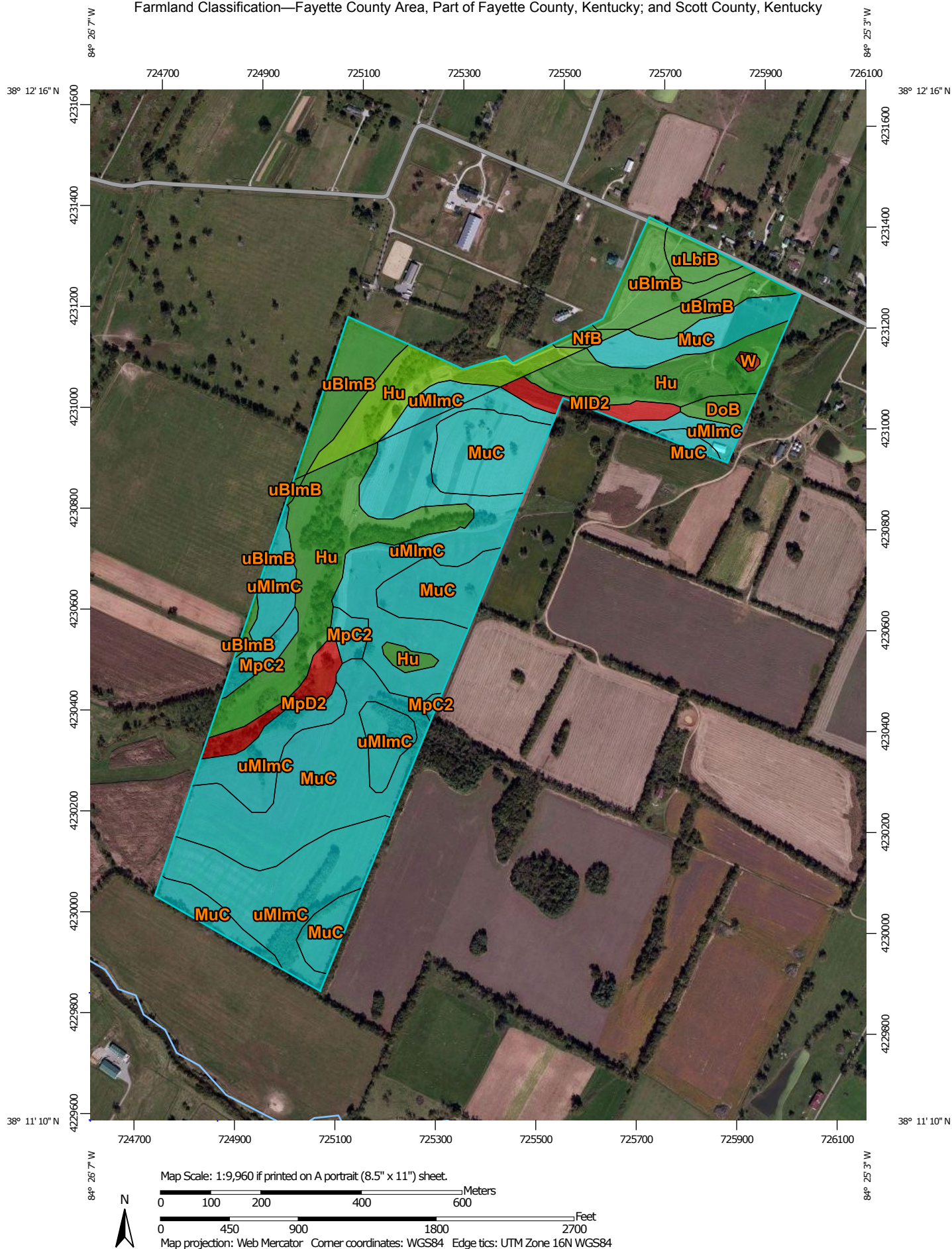


All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.




Property boundaries are only approximations and do not represent actual property lines.
This is for illustration purposes only.

Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky; and Scott County, Kentucky











MAP LEGEND








Area of Interest (AOI)

-  Area of Interest (AOI)




Soils








Soil Rating Polygons






-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available







Soil Rating Lines










-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained

-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available


Soil Rating Points

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available

Water Features

MAP INFORMATION

 Streams and Canals

Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fayette County Area, Part of Fayette County, Kentucky

Survey Area Data: Version 12, Sep 15, 2015

Soil Survey Area: Scott County, Kentucky

Survey Area Data: Version 12, Sep 15, 2015

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 4, 2011—Feb 20, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	1.6	1.0%
Hu	Huntington silt loam	All areas are prime farmland	27.7	17.0%
MID2	Maury silt loam, 12 to 20 percent slopes, eroded	Not prime farmland	2.4	1.5%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	3.8	2.3%
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	3.4	2.1%
MuC	Mercer silt loam, 6 to 12 percent slopes (nicholson)	Farmland of statewide importance	45.5	27.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	4.1	2.5%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	49.3	30.2%
W	Water	Not prime farmland	0.3	0.2%
Subtotals for Soil Survey Area			138.1	84.7%
Totals for Area of Interest			163.0	100.0%

Farmland Classification— Summary by Map Unit — Scott County, Kentucky (KY209)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	8.0	4.9%
NfB	Nicholson silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.8	0.5%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	11.6	7.1%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	2.3	1.4%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.2	1.4%

Farmland Classification— Summary by Map Unit — Scott County, Kentucky (KY209)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Subtotals for Soil Survey Area			24.9	15.3%
Totals for Area of Interest			163.0	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

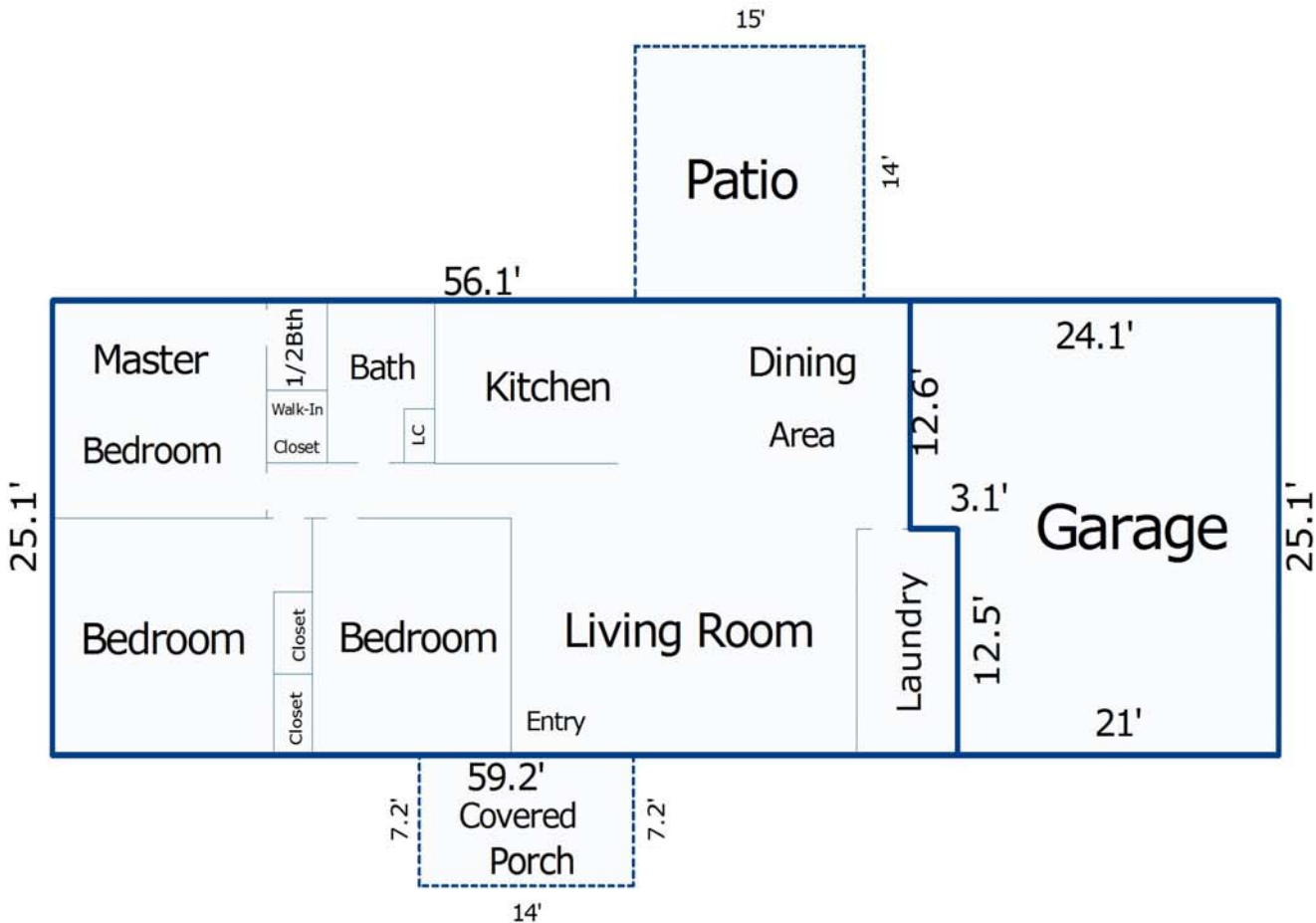
SKETCH ADDENDUM

Intended User

Property Address2020 Carrick Road

CityLexingtonCountyFayetteStateKYZip Code

ClientZach Davis c/o Kirkpatrick & Co



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1446.9	1446.9
GAR	Garage	566.2	566.2
P/P	Patio	210.0	
	Covered Porch	100.8	310.8
Net LIVABLE Area		(rounded)	1447

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
12.6	x	56.1	706.9
59.2	x	12.5	740.0
2 Items			(rounded)
			1447

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:

07/25/2005

and ending on _____

(date of purchase)

(date of this form)

PROPERTY ADDRESS: 1955-2020-2022 Carrick Pike, Fayette & Scott Counties, Kentucky

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**YES NO UNKNOWN**

Any past or current problems affecting:

- (a) Plumbing ☐ YES ☐ NO ☐ UNKNOWN
- (b) Electrical system ☐ YES ☐ NO ☐ UNKNOWN
- (c) Appliances ☐ YES ☐ NO ☐ UNKNOWN
- (d) Floors and walls ☐ YES ☐ NO ☐ UNKNOWN
- (e) Doors and windows ☐ YES ☐ NO ☐ UNKNOWN
- (f) Ceiling and attic fans ☐ YES ☐ NO ☐ UNKNOWN
- (g) Security system ☐ YES ☐ NO ☐ UNKNOWN
- (h) Sump pump ☐ YES ☐ NO ☐ UNKNOWN
- (i) Chimneys, fireplaces, inserts ☐ YES ☐ NO ☐ UNKNOWN
- (j) Pool, hot tubs, sauna ☐ YES ☐ NO ☐ UNKNOWN
- (k) Sprinkler system ☐ YES ☐ NO ☐ UNKNOWN
- (l) Heating age ☐ YES ☐ NO ☐ UNKNOWN
- (m) Cooling/air conditioning age ☐ YES ☐ NO ☐ UNKNOWN

Explain: _____

2. FOUNDATION/STRUCTURE/BASEMENT**YES NO UNKNOWN**

- (a) Any defects or problems, current or past, to the foundation or slab? ☐ YES ☐ NO ☐ UNKNOWN
- (b) Any defects or problems, current or past, to the structure or exterior veneer? ☐ YES ☐ NO ☐ UNKNOWN

Explain: _____

- (c) Has the basement leaked at anytime since you have owned or lived in the property? ☐ YES ☐ NO ☐ UNKNOWN
- (d) When was the last time the basement leaked? ☐ YES ☐ NO ☐ UNKNOWN
- (e) Have you ever had any repairs done to the basement? ☐ YES ☐ NO ☐ UNKNOWN
- (f) If you have had repairs done to the basement relative to leaking, when was the repair performed? ☐ YES ☐ NO ☐ UNKNOWN

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.) _____

Initials (Buyer)

Date/Time

Initials (Seller)

Date/Time

	YES	NO	UNKNOWN
(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. ROOF			
(a) Age of the roof?			
(b) 1. Has the roof leaked at any time since you have owned or lived in the property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. When was the last time the roof leaked?			
(c) 1. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If you have ever had the roof repaired, when was the repair performed?			
(d) 1. Have you ever had the roof replaced?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding, or grading problem?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the property in a flood plain zone?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:			
5. BOUNDARIES			
(a) Have you ever had a staked or pinned survey of the property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries marked in any way?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:			
6. WATER			
(a) 1. Source of water supply			
2. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is there a water purification system or softener remaining with the house?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Has your water ever been tested? If yes, give results	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:			
7. SEWER SYSTEM			
(a) Property is serviced by:			
1. Category I. Public Municipal Treatment Facility;.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II. Private Treatment Facility;.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Category III. Subdivision Package Plant;.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant")	<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 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"/>
7. Category VII. No Treatment/Unknown.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:			
8. CONSTRUCTION/REMODELING			
(a) Have there been any additions, structural modifications, or other alterations made?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Were all necessary permits and government approvals obtained?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:			
9. HOMEOWNER'S ASSOCIATION			
(a) 1. Is the property subject to rules or regulations of a homeowner's association?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If yes, what is the yearly assessment? \$			

Initials (Buyer)

Date/Time

Initials (Seller)

Date/Time

	YES	NO	UNKNOWN
(b) Are you aware of any condition which may result in an increase in taxes or assessments?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) 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 type="checkbox"/>
Explain: _____			

10. MISCELLANEOUS

(a) Was this house built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) 1. Are you aware of any testing for radon gas?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Are you aware of any damage due to wood infestation?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) 1. Have the house or other improvements ever been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If yes, when, by whom, and any warranties? _____			
(h) Are you aware of any existing or threatened legal action affecting this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) 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 type="checkbox"/>
(k) Are you aware of any other conditions which are defective with regard to this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Are there any environmental hazards known to seller?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) Are there any warranties to be passed on?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please explain: _____			
(o) Are you aware of the existence of mold or other fungi in the property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(p) Has this house ever had pets living in it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, Explain _____			
(q) Is the property in a historic district?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since 07/25/2005 (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.

<div style="border: 1px solid black; width: 150px; height: 20px;"></div>	<div style="border: 1px solid black; width: 150px; height: 20px;"></div>
Seller	Date

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:

The Seller Refuses to complete this form and acknowledges that the agent shall so inform the buyer.

Seller: <div style="border: 1px solid black; width: 300px; height: 20px;"></div>	Seller: <div style="border: 1px solid black; width: 300px; height: 20px;"></div>
Date: <u>3/16/16</u>	Date: _____

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.

Broker/Agent:

The Buyer Acknowledges receipt of this form..

<div style="border: 1px solid black; width: 400px; height: 20px;"></div>	<div style="border: 1px solid black; width: 400px; height: 20px;"></div>
Buyer	Buyer
Date	Date

The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.

Initials (Buyer) Date/Time _____ Initials (Seller) Date/Time _____

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 16 March 2016 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 1955-2020-2022 Carrick Pike, Fayette & Scott Counties, Kentucky

Lead Warning Statement

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 that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

- SD (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or paint hazards are present in the housing. (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- BS (b) Records and Reports available to the seller (check one below):
☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

- | | |
|--|--|
| | |
| | |
| | |
- (c) Purchaser has received copies of all information listed above
(d) Purchaser has received the pamphlet **Protect Your Family From Lead in Your Home**
(e) Purchaser has (check one below):
☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

- JS (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	<u>Brad Redman</u>	Buyer	_____
Seller	_____	Buyer	_____
Agent	<u>Jackie Jones</u>	Agent	_____