



1625 Ferguson Road
20± acres | Fayette County
\$699,900

Offered Exclusively By:

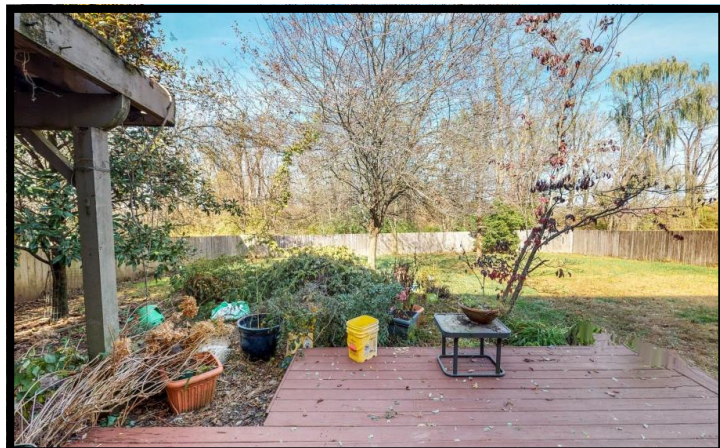
KIRKPATRICK & Co.

Cathy S. Davis | Agent
+1 .859.806.9444
www.kirkfarms.com
farmgirl@iglou.com

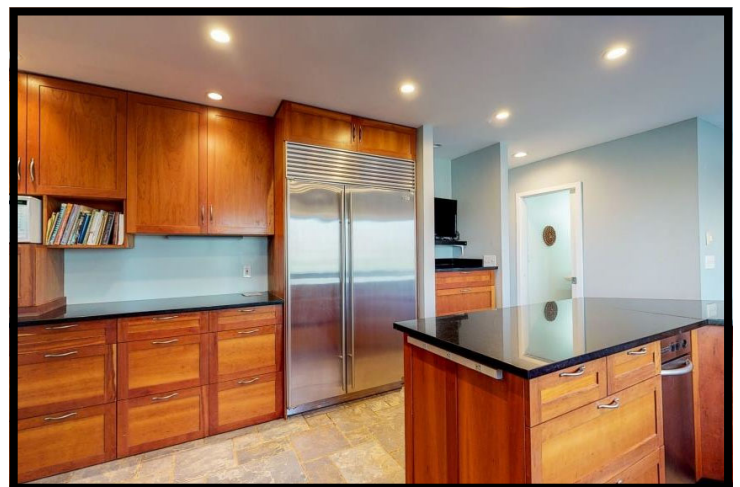




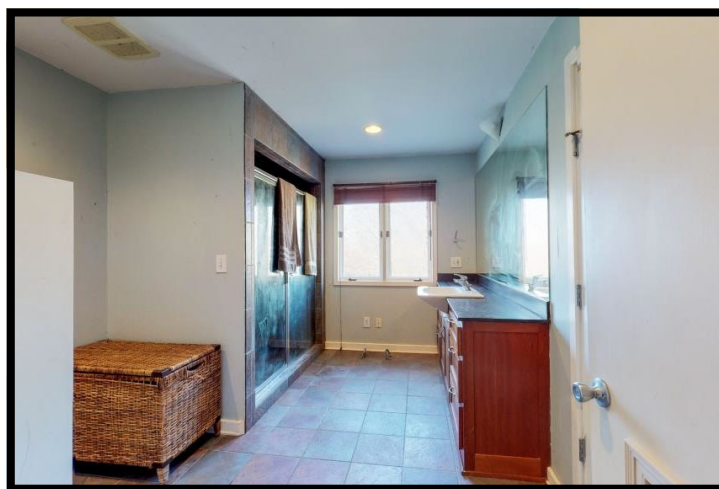
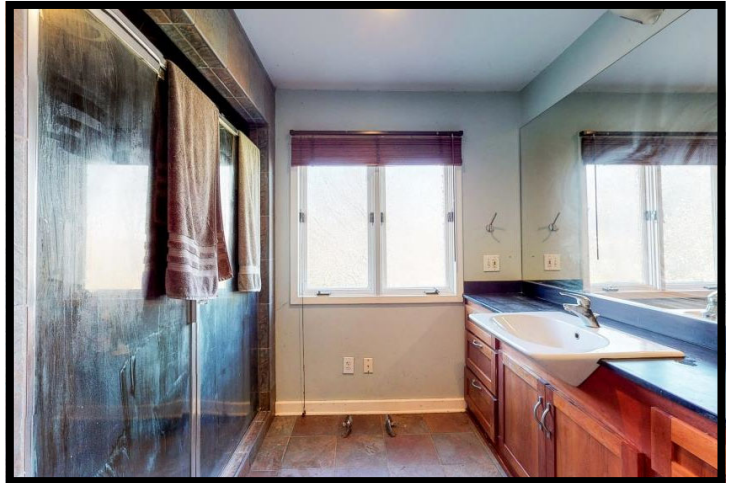
This well located farm is a diamond in the rough. Very private 20 acres with a well built covered arena (100x200). The house has a open floor plan with lots of windows. Tile floors in the main level are heated. Beautiful stone fireplaces in the dining room, family room and master bedroom. Farm is being sold AS-IS.











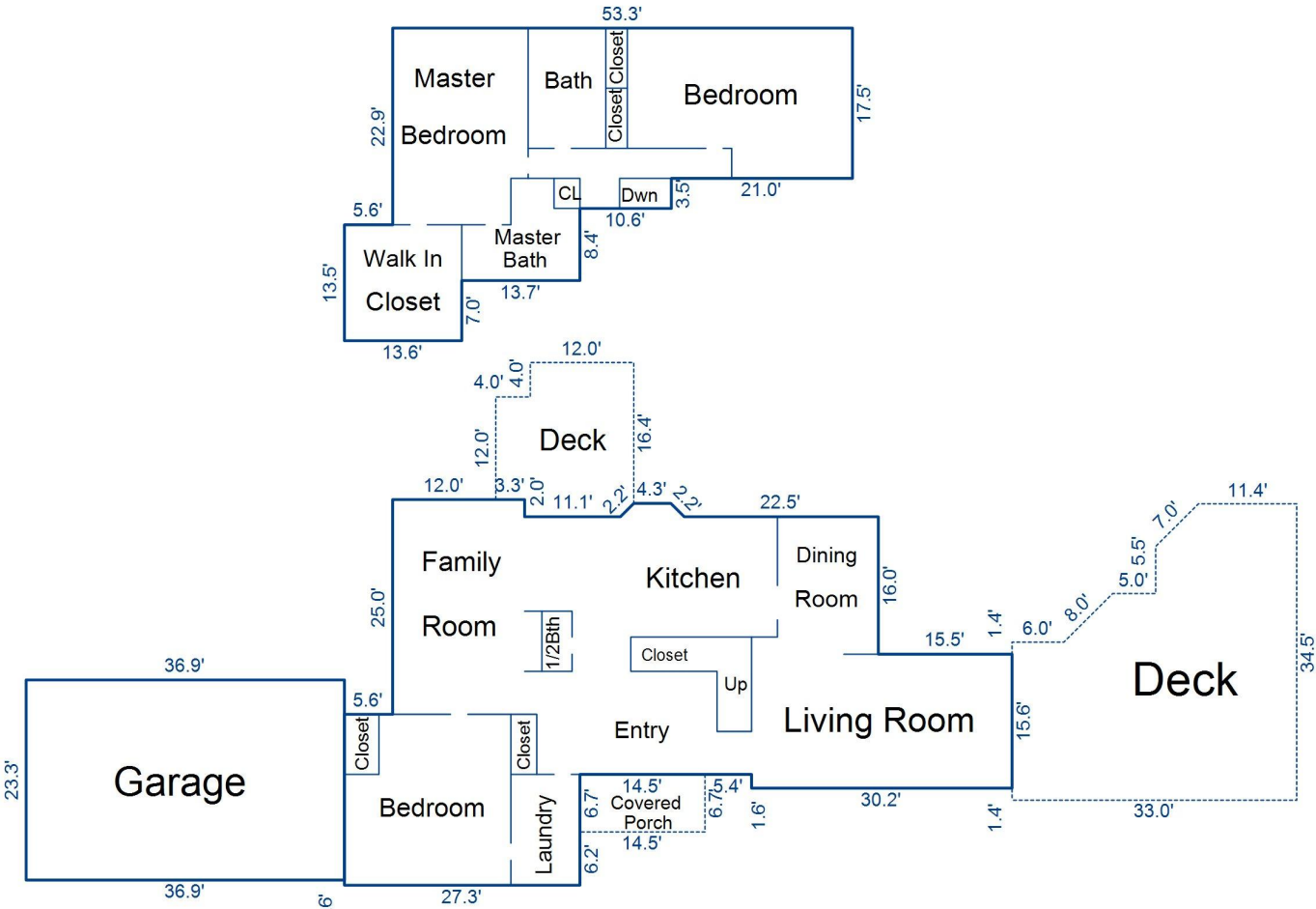
SKETCH ADDENDUM

Intended User

Property Address1625 Ferguson Road

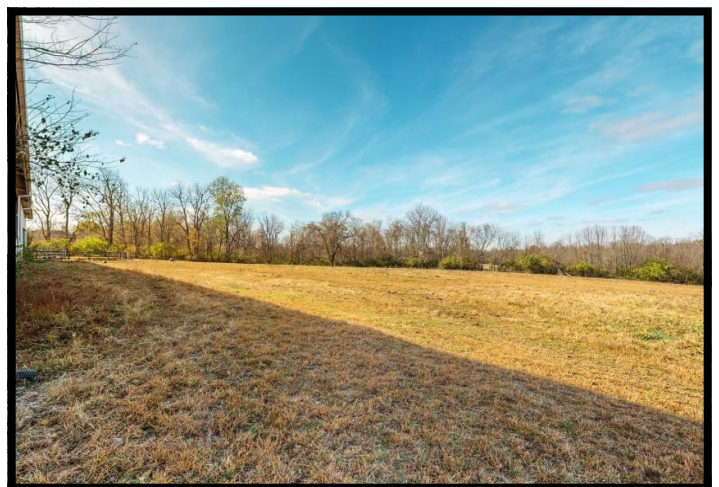
CityLexingtonCountyFayetteStateKYZip Code40511

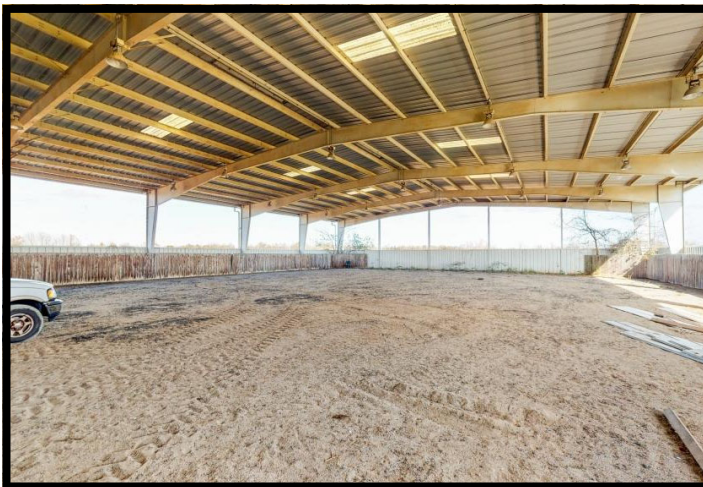
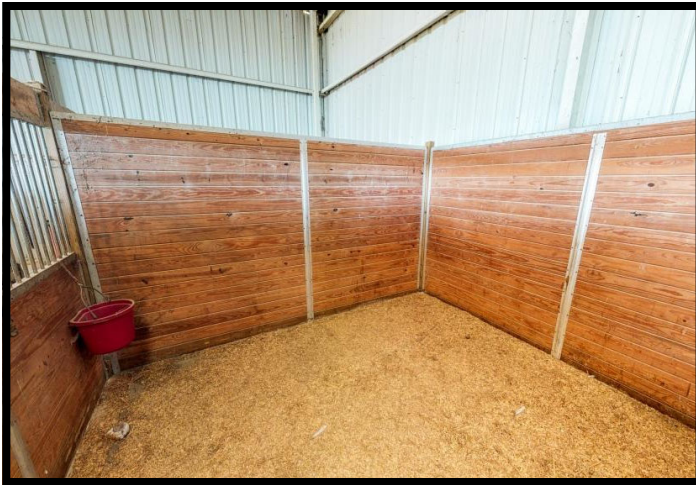
ClientCathy Davis c/o Kirkpatrick & Co



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	2385.7	249.1	2385.7	First Floor		41.8 x	7.0 =	292.6
GLA2	Second Floor	1.0	1359.7	190.6	1359.7			35.6 x	7.0 =	249.2
GAR	Garage	1.0	859.8	120.4	859.8			27.3 x	6.7 =	182.9
P/P	Porch	1.0	97.1	42.4				30.2 x	1.6 =	48.3
	Deck	1.0	902.7	128.8				23.0 x	7.4 =	170.5
	Deck	1.0	263.4	67.0	1263.2			4.3 x	1.6 =	6.7
							0.5 x	2.2 x	1.1 =	1.2
							0.5 x	2.2 x	1.1 =	1.2
								23.0 x	22.5 =	517.5
								26.4 x	23.0 =	607.2
								15.5 x	7.0 =	108.5
								15.3 x	2.0 =	30.6
								27.3 x	6.2 =	169.3
						Second Floor		13.6 x	13.5 =	183.6
								13.7 x	6.5 =	89.0
								32.3 x	21.0 =	678.3
	Net LIVABLE			(rounded)	3,745	2 addl items				
						18 total items			(rounded)	3,745







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.

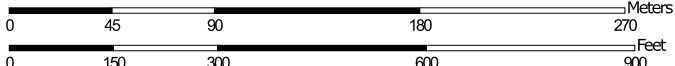


Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.

Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky



Map Scale: 1:3,120 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84








































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/12/2019
Page 1 of 5










Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky


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






Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky

The soil surveys that comprise your AOI were mapped at 1:15,800.		Warning: Soil Map may not be valid at this scale.	
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.		Please rely on the bar scale on each map sheet for map measurements.	
Source of Map: Natural Resources Conservation Service Web Soil Survey URL:		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 16, Sep 16, 2019	
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.		Date(s) aerial images were photographed: Sep 25, 2014—Feb 16, 2017	
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 of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated and drained
	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
	Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

	Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if warm enough
	Farmland of statewide importance, if thawed
	Farmland of local importance
	Farmland of local importance, if irrigated

	Farmland of unique importance
	Not rated or not available

Water Features	
	Streams and Canals
Transportation	
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads
Background	
	Aerial Photography

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LyC3	Lowell silty clay loam, 6 to 12 percent slopes, severely eroded	Not prime farmland	0.7	3.3%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	11.3	53.8%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	4.7	22.6%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	2.3	10.8%
uLbIB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	2.0	9.5%
Totals for Area of Interest			20.9	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

PROPERTY ADDRESS: 1625 Ferguson, Lexington, KY 40511

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 03/20/2014, and ending on 09/19/2019.
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 1625 Ferguson, Lexington, KY 40511

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

Any past or current problems affecting:

- | | N/A | YES | NO | UNKNOWN |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (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 — <u>Needs repair</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (k) Sprinkler system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Heating | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Cooling/air conditioning | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Water heater | <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? | | | | |
| (e) Have you ever had any repairs done to the basement? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) If you have had basement leaks repaired, when was the repair performed? | | | | |

Explain:

Initials (Seller)

RR

Date/Time 10/15/19 7^{pm}

Initials (Buyer)

CHX

Date/Time 10/19/19

Form M105 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? unknown

(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: should draw

6. WATER

N/A YES NO UNKNOWN

(a) 1. Source of water supply city

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:

Initials (Seller)

RB
[Signature]

Date/Time

10/15/19 7 PM

Initials (Buyer)

[Signature]

Date/Time

8. CONSTRUCTION/REMODELING	N/A	YES	NO	UNKNOWN
(a) Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Were all necessary permits and government approvals obtained?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: _____				
10. MISCELLANEOUS	N/A	YES	NO	UNKNOWN
(a) Was this house built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) 1. Are you aware of any testing for radon gas?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are you aware of any damage due to wood infestation?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) 1. Has the house or other improvements ever been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) 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"/>
(l) Are you aware of any other conditions that are defective with regard to this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Are there any warranties to be passed on?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? If yes, please explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(p) Are you aware of the existence of mold or other fungi on the property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Has this house ever had pets living in it? If yes, Explain _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(r) Is the property in a historic district?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initials (Seller) RH

Date/Time 10/15/19 7pm

Initials (Buyer)

Date/Time _____

PROPERTY ADDRESS: 1625 Ferguson, Lexington, KY 40511

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.**

Roberta Heap 10/15/19
Seller Date

[Signature] 10/17/19
Seller Date

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.

Initials (Seller) [Signature]

Date/Time 10/15/19 7 PM

Initials (Buyer)

Date/Time _____

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

DATE: 09/19/2019

PROPERTY ADDRESS: 1625 Ferguson, Lexington, KY 40511

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

Yes No Unknown

1. MAIN RESIDENCE - HOUSE SYSTEMS

Are you aware of any problems affecting:

- (a) Electrical wiring
- (b) Air Conditioning
- (c) Plumbing/Septic
- (d) Heating
- (e) Pool/Hot tubs/Sauna.....
- (f) Appliances
- (g) Doors and windows

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

2. MAIN RESIDENCE - FOUNDATION

- (a) Are you aware of any problems concerning the basement?
- (b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?
- (c) Are you aware of any defects or problems relating to the foundation?

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

3. MAIN RESIDENCE - ROOF

- (a) Has the roof ever leaked?
- (b) Has the roof ever been repaired?
- (c) Do you know of any problems with the roof?

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

4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT

- (a) Was residence built before 1978?
- (If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)

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

5. DRAINAGE

- (a) Is this property located in a flood plain zone?
- (b) Has the property ever had a drainage, flooding or grading problem?

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

6. BOUNDARIES

- (a) Have you ever had a survey of your property?
- (b) Do you know the boundaries of your property?
- (c) Are the boundaries of your property marked in any way?
- (d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?
- (e) Is there any common fencing? If yes, explain any agreement and common maintenance.....
- (f) Any improvements shared in common with adjoining or adjacent properties?....

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

7. HOMEOWNER'S ASSOCIATION

- (a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.

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

8. WATER

- (a) Are all the improvements connected to a public water system?
- (b) IF NOT, please state your water sources and explain.
- (c) Has your water system ever gone dry? If yes, explain.
- (d) Are you aware of any problems with your water lines and/or waterers?
- (e) Is your water supply shared with anyone else?

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

9. AUXILIARY HOUSES

- (a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?
- (b) Were any auxiliary houses built before 1978?
- (If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)

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

10. BARN/OUTBUILDINGS

- (a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?

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

