

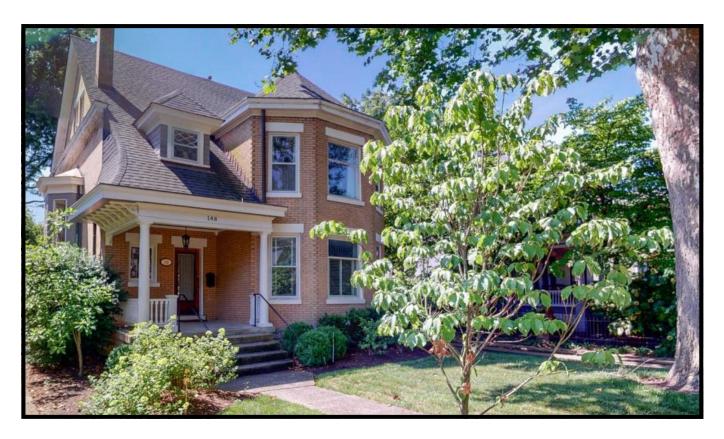
148 Forest Avenue
Lexington | Fayette County
\$687,500

Offered Exclusively By:

KIRKPATRICK & CO.

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





This beautiful 1904 home has such charm! Beautiful hardwood floors, high ceilings, fireplaces in the living room, dining room and all bedrooms. The large kitchen with top appliances and marble counter tops. New screened-in porch and mud room completed by Vimont Builders. All of the bedrooms are sizable with lots of natural light. The 3rd floor would make a great bedroom or office. The garage has plenty of room your cars and a workshop with stairs going to a huge area for storage. The backyard is so relaxing with an area behind the garage ideal for a small garden. The owner has kept excellent care of this property including a newly installed (7/6/2020) air conditioner for the first floor. They have painted the exterior of house and garage, as well as the interior. All windows repaired to functionality. Storm windows and screens are also all new. All doors repaired and rehung. Front yard replanted. Backyard leveled, old patio removed. New sod, new plantings, and trees trimmed!























































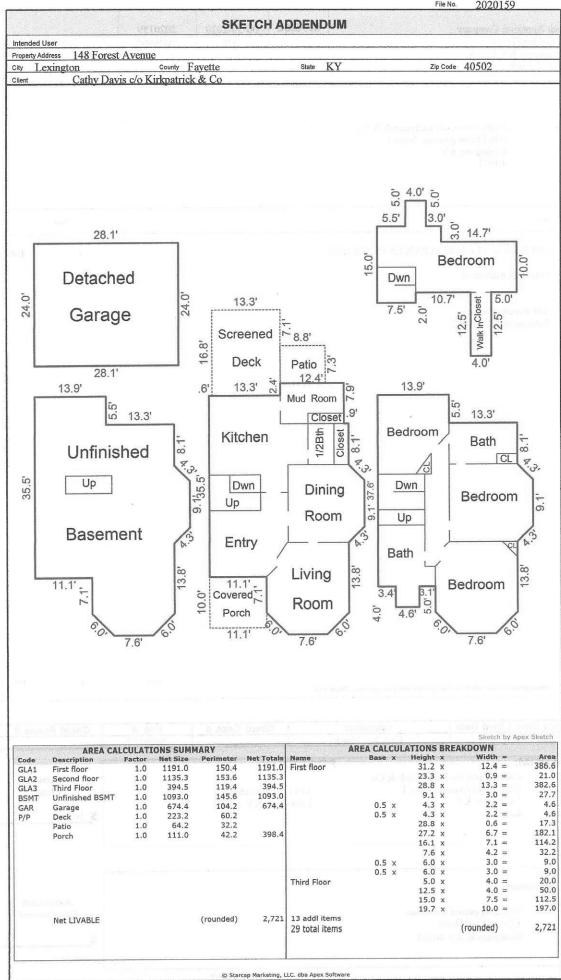








All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification 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.



KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

SELLER'S DISCLOSURE OF PROPERTY CONDITION

state sales and purchases. This form is not required for:

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Page 1 of 5

KREC Form 402 12/2019 Seller Initials

Date/Jime J 2020 Buyer Initials

Date/Time

HOUSE SYSTEMS	_			
hether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOW
			<u> </u>	
o. Electrical system			<u> </u>	
c. Appliances new fridge	<u></u>	<u> </u>	旦	
d. Ceiling and attic fans				
e. Security system		<u>Ц</u>	Ø	
f. Sump pump	<u> </u>	Ц	Ц_	
g. Chimneys, fireplaces, inserts tuck pointed all chimney 5		<u>P</u>	Ц_	
n. Pool, hot tub, sauna	<u> </u>			
i. Sprinkler system				
j. Heating system age of system:				
k. Cooling/air conditioning system age of system:			2	
I. Water heater age of system:				
lease explain any deficiencies noted in this Section:		-		
. BUILDING STRUCTURE	N/A	YES	NO	KNO
a. Whether or not they have been corrected, state whether there have been problems affecting:	<u> </u>		Z	Г
1) The foundation or slab		井	担	
2) The structure or exterior veneer	닏	닏		_ <u>L</u>
3) The floors and walls	⊢⊢	片	P)	L
4) The doors and windows	- 님	믐		
b. 1) To the best of your knowledge, has the basement ever leaked?				L
2) When was the last time the basement leaked?				
2) Which was the last time the	WZZIO			Г
3) Have you ever had any repairs done to the basement?	18			
3) Have you ever had any repairs done to the basement? 4) If you have had basement leaks repaired, when was the repair done?		nely har	aw rain	[]
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3) Have you ever had any repairs done to the basement? 4) If you have had basement leaks repaired, when was the repair done? 5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after a Explain: h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space? Are you aware of any damage to wood due to moisture or rot? Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)? k. Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treated for wood infestation? 2) If yes, by whom? 3) Is there a warranty? Please explain any deficiencies noted in this Section: How old is the roof covering? (write the age of the roof if known) h. Has the roof leaked at any time since you have owned or lived at the property?	n extrem	YES	NO D	
3) Have you ever had any repairs done to the basement? 4) If you have had basement leaks repaired, when was the repair done? 5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after a Explain:	n extrem	YES	NO D	
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3) Have you ever had any repairs done to the basement? 4) If you have had basement leaks repaired, when was the repair done? 5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after a Explain:	n extrem	YES		C C C C C C C C C C C C C C C C C C C

	ERTY ADDRESS: 148 Forest Avenue, Lexington, KY 40508	П	П	120	
f.	Have you ever had the roof replaced?		<u> </u>	1/2	
	If so, when?	lı de e e e e	rain d	240)	
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	iy neav	/ rain, t	ett.)	
	Explain:				
h.	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?			Ø	
lea	se explain any deficiencies noted in this Section: all channeys tuck - poin	teo	2	01	+
	new copper flashings to soot				
		N/A	YES	NO	UN-
	AND / DRAINAGE	19/74	125		KNOV
a.	Whether or not they have been corrected, state whether there have been problems affecting:		П	F	Г
	1) Soil stability				
	2) Drainage, flooding, or grading	믐			-
	3) Erosion		片	i Ar	느늗
	4) Outbuildings or unattached structures	_Ц_	<u> </u>	M	
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	Ø			
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	B			
DI	se explain any deficiencies noted in this Section:				
Plea	se explain any deliciencies noted in this section.				
- n	OUNDARIES	N/A	YES	NO	KNO
	OUNDARIES	П	П	B	LNO
a.	Have you ever had a staked or pinned survey of the property performed?				r
b.	Are you in possession of a copy of any survey of the property?			H	
c.	Are the boundaries marked in any way?				L
	Explain:		П	P	
d.	Do you know the boundaries?		<u> </u>		
	Explain:	Freed		[70	
e.	Are there any encroachments or unrecorded easements relating to the property?		<u> </u>	P	
	Explain:		\ <i>r</i> =0	NA.	UI
7. W	VATER	N/A	YES	NO	KNO
a.	Source of water supply:		graining	me D	-
b.	Are you aware of below normal water supply or water pressure?	_ 님_	ᆜ	図	
c.	Has your water ever been tested? If so, attach the results or explain.			凶	L
	Explain:				U
8. S	EWER SYSTEM	N/A	YES	NO	KNC
a.	Property is serviced by:			and the same of th	
	Category I: Public Municipal Treatment Facility			_ <u></u> _	
	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, or other onsite dispersal				
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system				Γ
			一百		
	7. Category VII: No Treatment/Unknown	- Lund		tered .	
	Name of Servicer:				
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer):				
	Date of last inspection (septic): Date last cleaned (septic):		П	П	Г
c.	Are you aware of any problems with the sewer system?	<u> </u>			
Plea	ase explain any deficiencies noted in this Section:		egyponomical continues and a		and the same of th
	23 of 5 2H 12:15 July 220				
KRE	C Form 402 12/2019 Seller Initials Date/Time Buyer Initials Date/Time	e			

WAS S	The state of the s	N/A	YES	NO	UN-
	ONSTRUCTION / REMODELING		4		KNOW
a.	Have there been any additions, structural modifications, or other alterations made?				$\overline{\Box}$
b.	If so, were all necessary permits and government approvals obtained?	h.m.d	F		Bound
	Explain: New back porch	N/A	YES	NO	UN-
LO. 1	HOMEOWNER'S ASSOCIATION (HOA)	П		IJ₽	KNOW
a.	1) Is the property subject to rules or regulations of a HOA?		اسما	7	June
	2) If yes, what is the yearly assessment?				
	3) HOA Name:				
	HOA Primary Contact Name:				
	HOA Primary Contact Phone No.:	П	TT	P	П
b.	Is the property a condominium?		- Inned		Bannal
	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate	П	П	RP	
C.	Are you aware of any condition that may result in an increase in taxes or assessments?		Lund	<u> </u>	hone
d.	Are any features of the property shared in common with adjoining landowners, such as walls,		P		
	fences, driveways, etc.?		П	П	
e.	Are there any pet or rental restrictions?	 	lead _	- Amod	boom
	Explain:				
		N/A	YES	NO	UN-
11.	HAZARDOUS CONDITIONS			<u> ح</u>	
a.	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?			和	L
L	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,			Ø	
-Vei	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT Try purchaser of any interest in residential real property on which a residential dwelling was built property.	rior to 2	1978 is	notified	
such	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT ry purchaser of any interest in residential real property on which a residential dwelling was built property may present exposure to lead from lead-based paint, which may cause certain health ris	rior to	1978 is	notified	
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Ever such c. d. Rad hea visit	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT ry purchaser of any interest in residential real property on which a residential dwelling was built property may present exposure to lead from lead-based paint, which may cause certain health ris Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie lth risks, including lung cancer. The Kentucky Department for Public Health recommends radon test of the commends radon."	rior to :	ntities,	may pr	d tha
Ever such c. d. Rad	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT ry purchaser of any interest in residential real property on which a residential dwelling was built property may present exposure to lead from lead-based paint, which may cause certain health ris Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie lth risks, including lung cancer. The Kentucky Department for Public Health recommends radon test chfs.ky.gov and search "radon." 1) Are you aware of any testing for radon gas?	rior to 1	ntities,	may prinforma	eser
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e.	Has this house ever been damaged by fi	re or other disaste	er?	1			
	Explain:				<u> </u>	Ц_	
	Are you aware of the existence of mold		the property?	4		Ц_	ᆜ
	Has this house ever had pets living in it?				P		Ц
	Explain: 2 cats				F-20	- Personal P	
	Is this house in a historic district or listed	d on any registry o	f historic places?		P	Щ	UN-
	DDITIONAL INFORMATION			N/A	YES	NO	KNOW
	u know anything else about the propert , please provide details in the space prov			Reported			
yes,	, please provide details in the space prov	naea, below. Acta	en dantional sheets, as necessar	7.			
14. SF	ELLER(S) CERTIFICATION (CHOOSE ONE)						
	ELLER(3) CERTIFICATION (CHOOSE ONE)						
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LEXINGTON-BLUEGRASS ASSOCIATION OF REALTORS 2250 Regency Road 276-3503

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 DA	TE: 07/02/2020	CONTRACT DATE:	CONTRACT #
PROPERTY A	DDRESS: 148 Forest	Ave. Lexington, Ky	
exposure to lead fro permanent neurolog poses a particular ri based paint hazards	any interest in residential ro m lead-based paint that ma gical damage, including lea isk to pregnant women Th from risk assessments or in	y place young children at risk of developing lea rning disabilities, reduced intelligence quotient e seller of any interest in residential real prope	s built prior to 1978 is notified that such property may present ad poisoning. Lead poisoning in young children may produce by behavioral problems, and impaired memory. Lead poisoning also rty is required to provide the buyer with any information on lead-the buyer of any known lead-based paint hazards. A risk assessment
Seller's Disclosu			
(a)	Teachers .	d paint and/or lead-based paint hazards	
180	☐ Known lead-based	d paint and/or paint hazards are present	in the housing. (explain):
	Seller has no know	wledge of lead-based paint and/or lead-	based paint hazards in the housing.
(b)	Records and Reports	available to the seller (check one below	y):
	Seller has provide	ed the purchaser with all available recor	rds and reports pertaining to lead-based paint and/or
	lead-based h	azards in the housing (list documents b	pelow):
	Seller has no repo	rts or records pertaining to lead-based a	and/or lead-based paint hazards in the housing.
(c) (d) (e)	Purchaser has receive Purchaser has (check Requested opport based hazard contract.)	d copies of all information listed above d the pamphlet <i>Protect Your Family F</i> one below): nunity to conduct a risk assessment or in the same terms and conditions	
		ne seller of the seller's obligations unde	r 42 U.S.C. 4852d and is aware of his/her responsibility
		I the information above and certify, to t	he best of their knowledge, that the information they
Seller / usc	ue Houline	mu Buyer	
Seller		Buyer	
Agent Cathy Davi	dotloo 07/01/ SKKS-Z	p verified 20 8:11 AM EDT 22U7-69EB-BAQG Agent	

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