



5498 Versailles Road  
23± acres | Fayette County  
\$2,995,000

*Offered Exclusively By:*

**KIRKPATRICK & CO.**

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





Magnificently nestled behind mature trees (and directly across the road from Sheikh Hamdan bin Rashid Al Maktoum's Shadwell Farm) this estate property offers exquisite accommodations for both you and your bloodstock.

Sited with privacy in mind, the well-constructed French revival-style home has four bedrooms (including a first-floor primary bedroom), four full baths, and one half-bath.

This includes a fabulous second-story apartment (accessed from its own entrance) complete with kitchenette. A second well-built and classically designed home (previous personal residence of local homebuilder Robert Wyse) is 4BR/3.5BA.

The 10-stall stone barn - one of the finest I've ever had the privilege to market - has vaulted ceilings, skylights, and a design focused on equine safety & health. Also: four fields, one paddock, & four-bay equipment building.

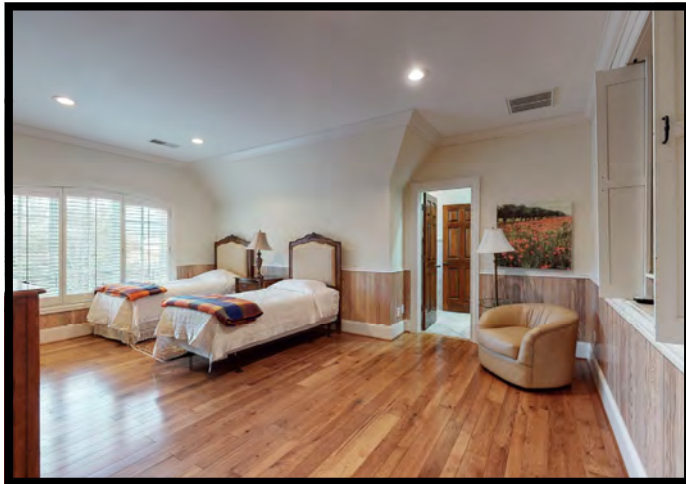
All of this & more is secured behind two tree-lined, gated entrances (from two roads!), less than 2-miles from Keeneland Race Course & the airport!

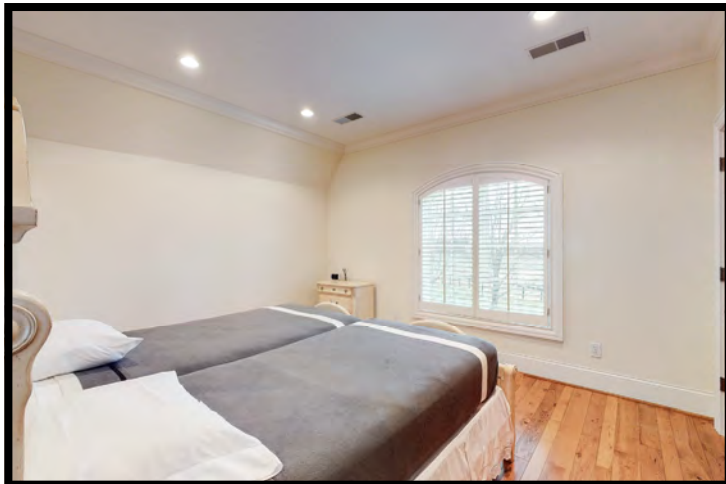
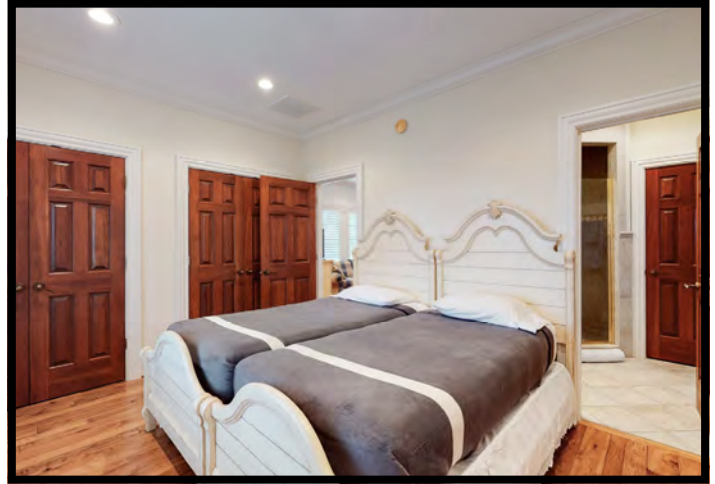










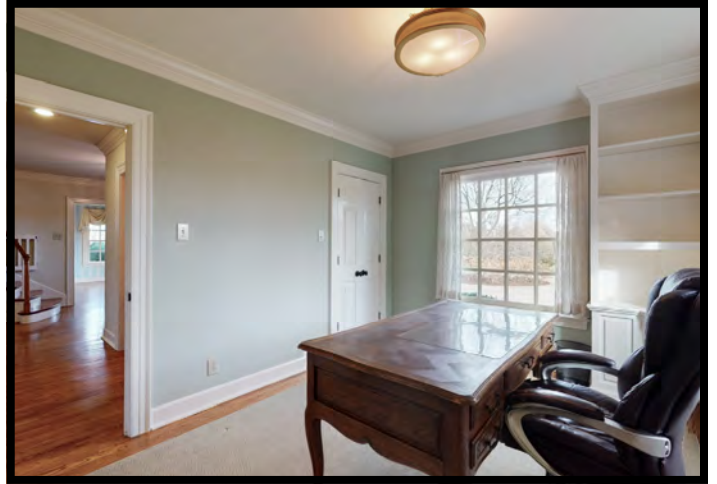












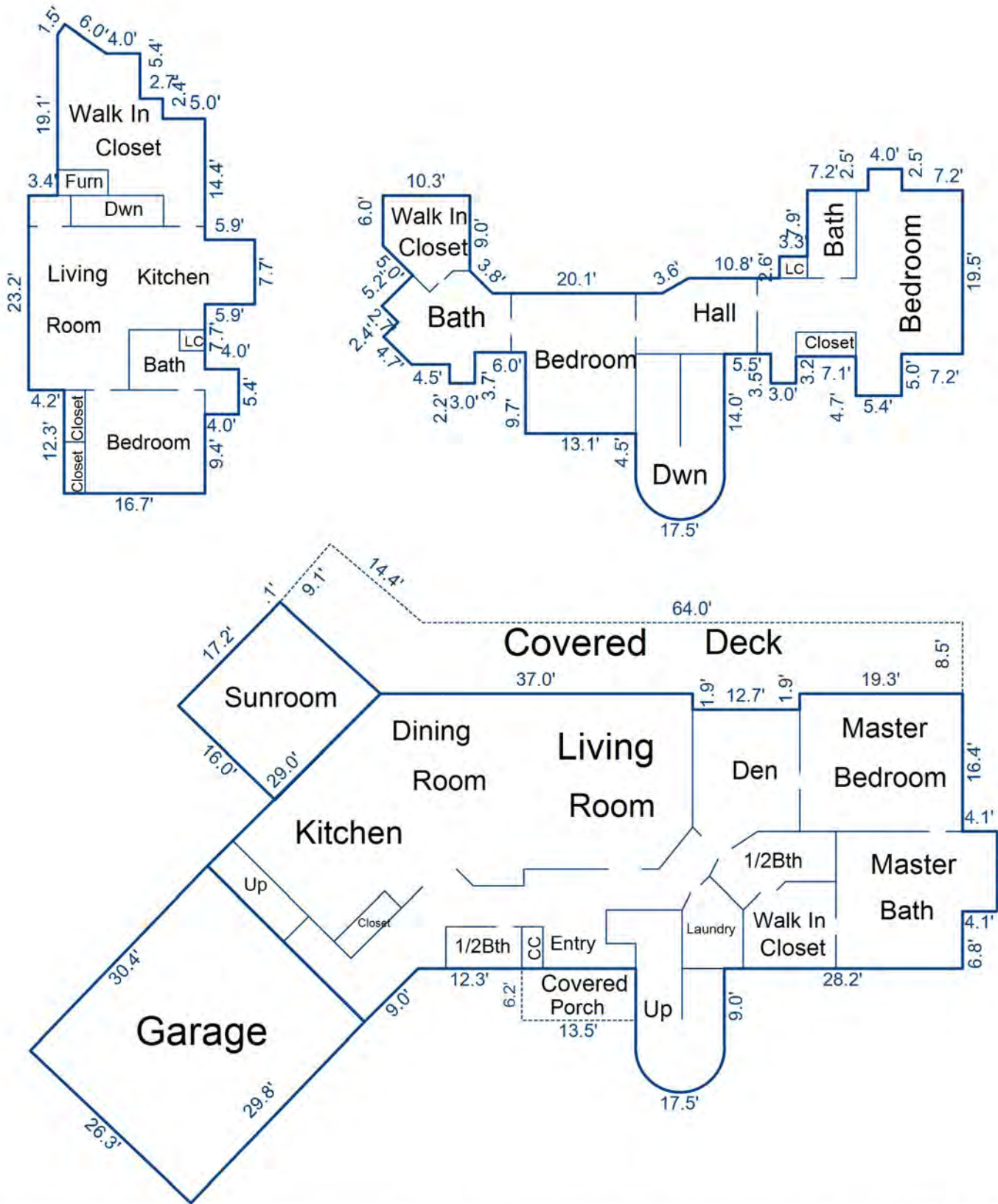




All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification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

**SKETCH ADDENDUM**

Intended User  
 Property Address 5498 Versailles Road  
 City Lexington County Fayette State KY Zip Code 40510  
 Client Zach Davis c/o Kirkpatrick & Co

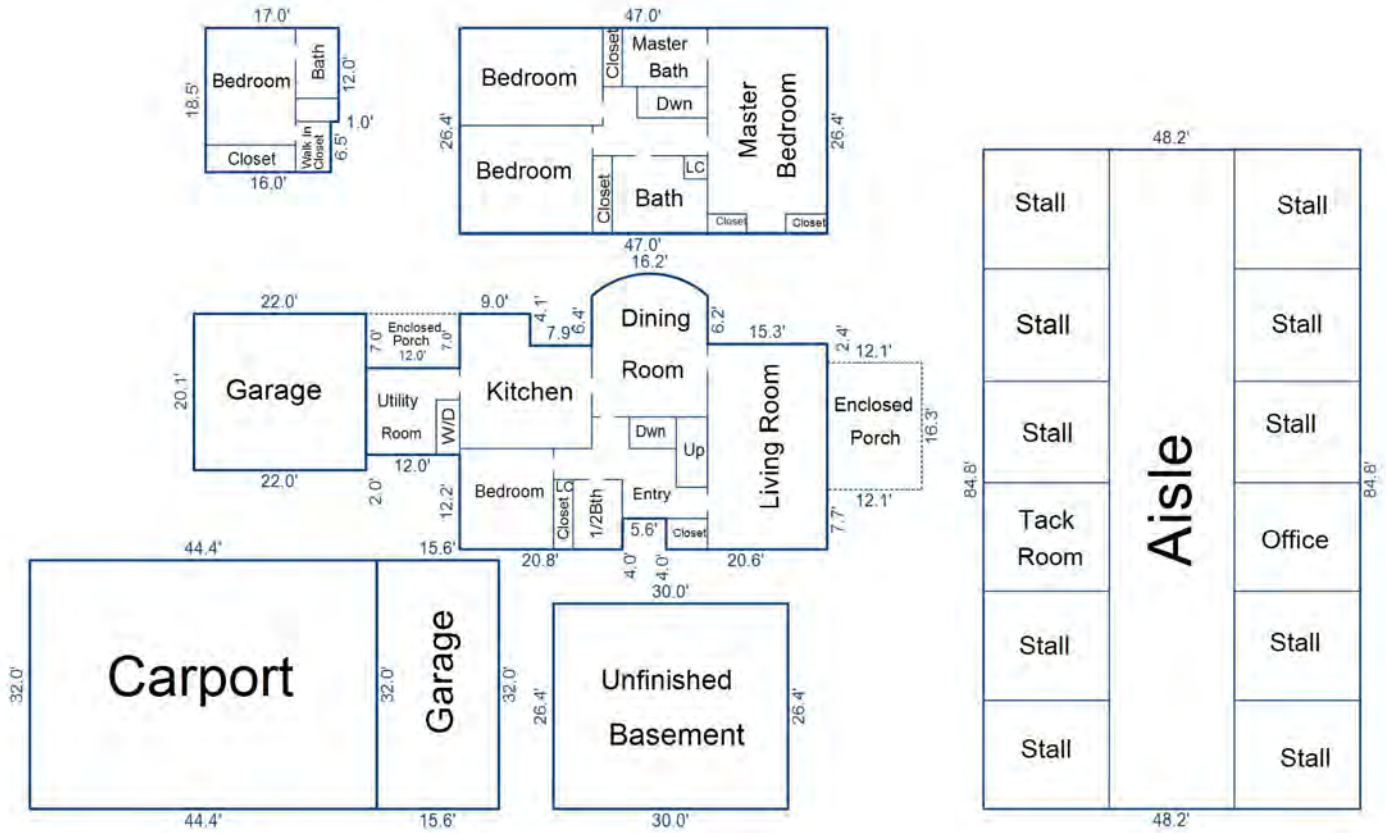


Sketch by Apex Sketch

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	2843.6	267.6		First floor		10.5 x	9.0 =	94.5
	First floor	1.0	281.4	67.2	3125.0		0.5 x	28.3 x	14.1 =	200.0
GLA2	Second floor	1.0	1248.8	263.1			0.5 x	6.3 x	3.2 =	9.9
	Second floor	1.0	1010.3	170.4	2259.1			28.3 x	4.5 =	126.0
GAR	Garage	1.0	791.7	112.8	791.7			32.7 x	12.3 =	402.7
P/P	Deck	1.0	733.1	185.0				26.3 x	9.0 =	236.7
	Porch	1.0	83.7	39.4	816.8			52.2 x	30.8 =	1611.2
								19.3 x	1.9 =	36.7
								20.2 x	1.9 =	38.5
								9.5 x	4.1 =	39.0
							Curve	10.5 @	190° =	48.5
						Second floor		15.5 x	0.3 =	4.6
								3.2 x	3.0 =	9.6
								5.4 x	4.7 =	25.4
								4.0 x	2.5 =	10.0
							0.5 x	3.6 x	1.6 =	2.8
	Net LIVABLE		(rounded)		5,384	44 addl items				
						60 total items			(rounded)	5,384

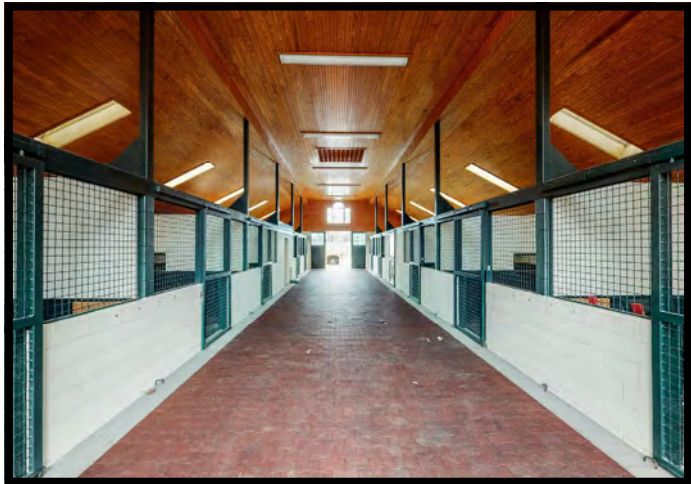
**SKETCH ADDENDUM**

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 Property Address 5498 Versailles Road  
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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 - 2nd	1.0	1506.1	200.8	1506.1	First floor - 2nd H		12.0 x	11.1 =	133.2
GLA2	Second floor - 2n	1.0	1240.8	146.8				26.4 x	20.6 =	543.8
	Second floor - 2n	1.0	308.0	71.0	1548.8			6.2 x	5.3 =	32.9
BSMT	Unfinished Bsmt-	1.0	792.0	112.8	792.0			28.6 x	9.5 =	271.7
GAR	Garage	1.0	442.2	84.2				22.2 x	16.9 =	375.2
	Carport	1.0	1420.8	152.8				20.8 x	4.0 =	83.2
	Detached Garage	1.0	499.2	95.2	2362.2			9.0 x	4.1 =	36.9
OTH	Barn	1.0	4087.4	266.0	4087.4		Curve	14.8 @	85° =	29.2
P/P	Porch - 2nd Hous	1.0	84.0	38.0		Second floor - 2n		47.0 x	26.4 =	1240.8
	Porch - 2nd Hous	1.0	197.2	56.8	281.2	Second floor - 2n		17.0 x	12.0 =	204.0
								16.0 x	6.5 =	104.0
	<b>Net LIVABLE</b>			(rounded)	<b>3,055</b>	<b>11 total items</b>			(rounded)	<b>3,055</b>



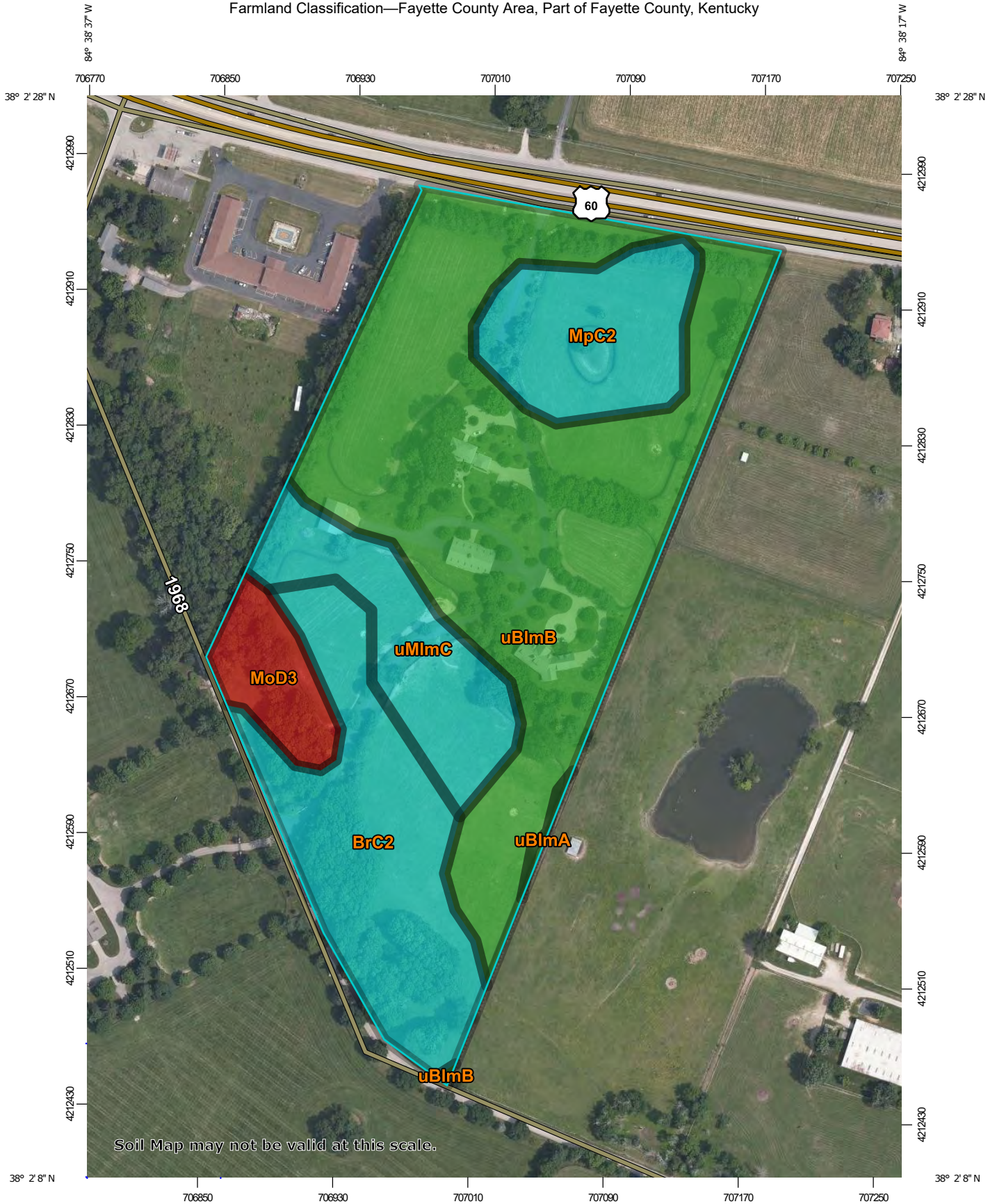






Property boundaries are only approximations and do not represent actual property lines.  
This is for illustration purposes only.

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



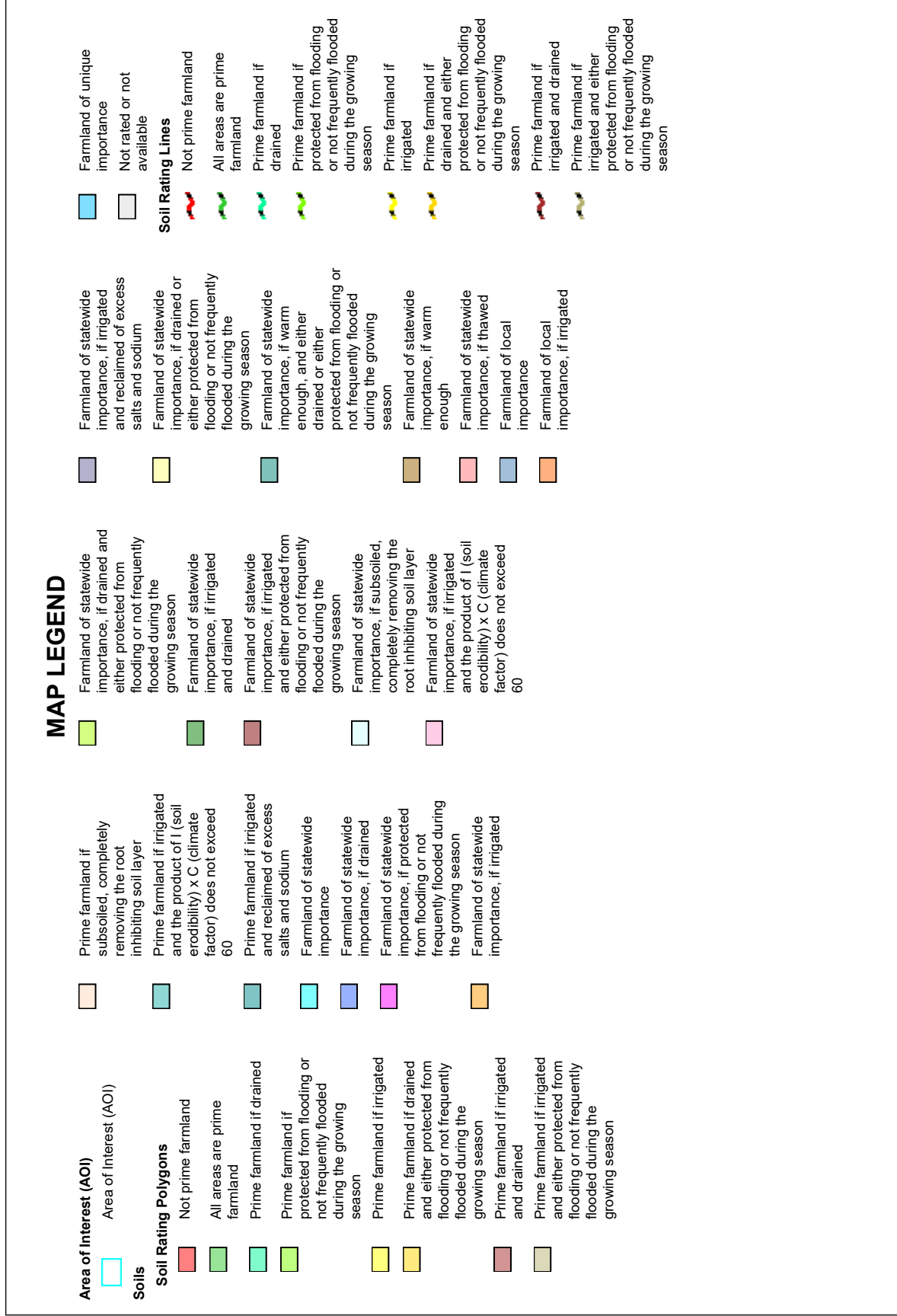
Map Scale: 1:3,110 if printed on A portrait (8.5" x 11") sheet.

0 45 90 180 270 Meters

0 150 300 600 900 Feet

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





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

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

	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	<p>The soil surveys that comprise your AOI were mapped at 1:15,800.</p> <p><b>Warning:</b> Soil Map may not be valid at this scale.</p> <p>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.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service                  Web Soil Survey URL:                  Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Fayette County Area, Part of Fayette County, Kentucky                  Survey Area Data: Version 17, May 29, 2020</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jun 4, 2019—Aug 8, 2019</p> <p>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.</p>
	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		<b>Water Features</b> Streams and Canals	
	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		<b>Transportation</b> Rails	
	Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Interstate Highways	
	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		US Routes	
			Farmland of local importance		Major Roads	
			Farmland of local importance, if irrigated		Local Roads	
					<b>Background</b> Aerial Photography	

## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrC2	Braxton silt loam, 6 to 12 percent slopes, eroded (maury)	Farmland of statewide importance	4.9	20.6%
MoD3	McAfee silty clay, 12 to 20 percent slopes, severely eroded	Not prime farmland	1.2	5.2%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.7	11.3%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	0.1	0.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	12.2	51.7%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.6	11.1%
<b>Totals for Area of Interest</b>			<b>23.6</b>	<b>100.0%</b>

### 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

# 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

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

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address

5498 Versailles Road - Main Residence

City	State	Zip
Lexington	KY	40510

**PURPOSE OF DISCLOSURE FORM:** Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or 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, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

**INSTRUCTIONS TO THE SELLER(S):** (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (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 an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

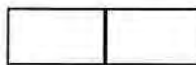
**SELLER'S DISCLOSURE:** As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity 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.

**Answer all questions to the best of your knowledge. Attach additional sheets as necessary.**

1. PRELIMINARY DISCLOSURES	N/A	YES	NO	UN-KNOWN
a. Have you ever lived in the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house. <u>built 2003</u>				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: <u>individual</u>				
d. To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. To the best of your knowledge, has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

  
 Seller Initials

Date/Time



Buyer Initials

Date/Time



PROPERTY ADDRESS: 5498 Versailles Road - Main Residence

**2. HOUSE SYSTEMS**

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN-KNOWN
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. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Heating system				
age of system: 17 yrs.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system				
age of system: 17 yrs.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Water heater				
age of system: new 9/20/20		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section:

**3. BUILDING STRUCTURE**

	N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked?				
3) Have you ever had any repairs done to the basement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 an extremely heavy rain, etc.)				
Explain:				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. 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"/>
k. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom?				
3) Is there a warranty?				

Please explain any deficiencies noted in this Section:

**4. ROOF**

	N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? (write the age of the roof if known) 17 yrs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has the roof 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"/>
c. To the best of your knowledge, has the roof leaked at any time before you 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 roof leaked?				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS: 5498 Versailles Road - Main Residence

f. Have you ever had the roof replaced?      
If so, when?

g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)  
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?

Please explain any deficiencies noted in this Section:

**5. LAND / DRAINAGE**

	N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) Soil stability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? If so, what is the flood zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

**6. BOUNDARIES**

	N/A	YES	NO	UN-KNOWN
a. Have you ever had a staked or pinned survey of the property performed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are the boundaries marked in any way? Explain: <i>(line fences established previously)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Do you know the boundaries? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Are there any encroachments or unrecorded easements relating to the property? Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**7. WATER**

	N/A	YES	NO	UN-KNOWN
a. Source of water supply: <i>LEXINGTON WATER COMPANY</i>				
b. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has your water ever been tested? If so, attach the results or explain. Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**8. SEWER SYSTEM**

	N/A	YES	NO	UN-KNOWN
a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name of Servicer: <i>LEX-ROOTER (last emptied Nov, 2020)</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

PROPERTY ADDRESS: 5498 Versailles Road - Main Residence

**9. CONSTRUCTION / REMODELING**

- |  | N/A                                 | YES                      | NO                                  | UN-KNOWN                 |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| 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. If so, were all necessary permits and government approvals obtained?                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
- Explain:

**10. HOMEOWNER'S ASSOCIATION (HOA)**

- |   | N/A                                 | YES                      | NO                                  | UN-KNOWN                 |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. 1) Is the property subject to rules or regulations of a HOA?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If yes, what is the yearly assessment?   |                                     |                          |                                     |                          |
| 3) HOA Name:  |                                     |                          |                                     |                          |
| HOA Primary Contact Name:   |                                     |                          |                                     |                          |
| HOA Primary Contact Phone No.:  |                                     |                          |                                     |                          |
| b. Is the property a condominium?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate                                      |                                     |                          |                                     |                          |
| c. Are you aware of any condition that may result in an increase in taxes or assessments?                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Are there any pet or rental restrictions?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
- Explain:

**11. HAZARDOUS CONDITIONS**

- |  | N/A                      | YES                                 | NO                                  | UN-KNOWN                 |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? <i>(cistern in other house)</i>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**LEAD BASED PAINT DISCLOSURE REQUIREMENT**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks.

- |  |                                     |                          |                                     |                          |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| c. Was this house built before 1978?                                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Are you aware of the existence of lead-based paint in or on this house? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**RADON DISCLOSURE REQUIREMENT**

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit [chfs.ky.gov](http://chfs.ky.gov) and search "radon."

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| e. 1) Are you aware of any testing for radon gas?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If yes, what were the results?                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| f. 1) Is there a radon mitigation system installed? | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If yes, is it functioning properly?              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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.

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| g. 1) Is the property currently contaminated by the production of methamphetamine?                | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If no, has the property been professionally decontaminated from methamphetamine contamination? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
- Explain:

**12. MISCELLANEOUS**

- |  | N/A                      | YES                      | NO                                  | UN-KNOWN                 |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. 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"/> |
| b. 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"/> |
| c. 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"/> |
| d. Are there any warranties to be passed on?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*[Signature]*  
Seller Initials

Date/Time

*[Signature]*  
Buyer Initials

Date/Time

PROPERTY ADDRESS: 5498 Versailles Road - Main Residence

Explain:

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

Explain:

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

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

Explain:

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

**13. ADDITIONAL INFORMATION**

N/A YES NO UN-KNOWN

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

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

[Empty space for providing details]

**14. SELLER(S) CERTIFICATION (CHOOSE ONE)**

As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature Date Seller Signature Date  
X [Signature] [Date] X [ ] [ ]

As Seller(s) I / we hereby certify that my / our Real Estate Agent, \_\_\_\_\_ (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature Date Seller Signature Date  
X [ ] [ ] X [ ] [ ]

As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature Date Seller Signature Date  
X [ ] [ ] X [ ] [ ]

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

Broker / Agent Print Name Broker / Agent Signature Date  
X [ ] [ ] [ ]

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

Buyer Signature Date Buyer Signature Date  
X [ ] [ ] X [ ] [ ]

Seller Initials [Signature]

Date/Time

Buyer Initials [ ] [ ]

Date/Time

# 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

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

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address

5498 Versailles Road - Secondary Residence

City Lexington	State KY	Zip 40510
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**PURPOSE OF DISCLOSURE FORM:** Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or 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, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

**INSTRUCTIONS TO THE SELLER(S):** (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (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 an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

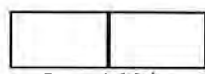
**SELLER'S DISCLOSURE:** As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity 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.

**Answer all questions to the best of your knowledge. Attach additional sheets as necessary.**

1. PRELIMINARY DISCLOSURES	N/A	YES	NO	UN-KNOWN
a. Have you ever lived in the house?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house. <u>2002</u>				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: <u>individual</u>				
d. To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. To the best of your knowledge, has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: _____				

  
 Seller Initials

Date/Time

  
 Buyer Initials

Date/Time

**2. HOUSE SYSTEMS**

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN-KNOWN
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. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
age of system: <u>NEW 9/2020</u>				
k. Cooling/air conditioning system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
age of system: <u>NEW 9/2020</u>				
l. Water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
age of system: <u>NEW 9/2020</u>				

Please explain any deficiencies noted in this Section:

**3. BUILDING STRUCTURE**

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN-KNOWN
1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked?				
3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 an extremely heavy rain, etc.)				
Explain:				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. 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"/>
k. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom?				
3) Is there a warranty?				

Please explain any deficiencies noted in this Section:

**4. ROOF**

	N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? (write the age of the roof if known) <u>18 yrs</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has the roof 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"/>
c. To the best of your knowledge, has the roof leaked at any time before you 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 roof leaked?				
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

[Signature]  
Seller Initials

Date/Time

[Signature]  
Buyer Initials

Date/Time

PROPERTY ADDRESS: 5498 Versailles Road - Secondary Residence

f. Have you ever had the roof replaced?      
If so, when?

g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)  
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?

Please explain any deficiencies noted in this Section:

**5. LAND / DRAINAGE** N/A YES NO UN-KNOWN

a. Whether or not they have been corrected, state whether there have been problems affecting:

1) Soil stability

2) Drainage, flooding, or grading

3) Erosion

4) Outbuildings or unattached structures

b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?      
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?

Please explain any deficiencies noted in this Section:

**6. BOUNDARIES** N/A YES NO UN-KNOWN

a. Have you ever had a staked or pinned survey of the property performed?

b. Are you in possession of a copy of any survey of the property?

c. Are the boundaries marked in any way?      
Explain: *line fences established previously*

d. Do you know the boundaries?      
Explain:

e. Are there any encroachments or unrecorded easements relating to the property?      
Explain:

**7. WATER** N/A YES NO UN-KNOWN

a. Source of water supply: *LEXINGTON WATER COMPANY*

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

c. Has your water ever been tested? If so, attach the results or explain.      
Explain:

**8. SEWER SYSTEM** N/A YES NO UN-KNOWN

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, or 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:

b. For properties with Category IV, V, or VI systems

Date of last inspection (sewer):

Date of last inspection (septic): Date last cleaned (septic): *NOV 2020*

c. Are you aware of any problems with the sewer system?

Please explain any deficiencies noted in this Section:

PROPERTY ADDRESS: 5498 Versailles Road - Secondary Residence

**9. CONSTRUCTION / REMODELING** N/A YES NO UN-KNOWN

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

Explain:

**10. HOMEOWNER'S ASSOCIATION (HOA)** N/A YES NO UN-KNOWN

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

HOA Primary Contact Name:

HOA Primary Contact Phone No.:

- b. Is the property a condominium?      
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate
- c. Are you aware of any condition that may result in an increase in taxes or assessments?
- d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?
- e. Are there any pet or rental restrictions?

Explain:

**11. HAZARDOUS CONDITIONS** N/A YES NO UN-KNOWN

- a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?      
*(CISTERN under garage unused)*
- b. 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**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks.

- c. Was this house built before 1978?
- d. Are you aware of the existence of lead-based paint in or on this house?

**RADON DISCLOSURE REQUIREMENT**

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit [chfs.ky.gov](http://chfs.ky.gov) and search "radon."

- e. 1) Are you aware of any testing for radon gas?
- 2) If yes, what were the results?
- f. 1) Is there a radon mitigation system installed?
- 2) If yes, is it functioning properly?

**METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT**

A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

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

Explain:

**12. MISCELLANEOUS** N/A YES NO UN-KNOWN

- a. Are you aware of any existing or threatened legal action affecting this property?
- b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?
- c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?
- d. Are there any warranties to be passed on?



PROPERTY ADDRESS: 5498 Versailles Road - Secondary Residence

Explain: \_\_\_\_\_

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

Explain: \_\_\_\_\_

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

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

Explain: (one dog)

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

**13. ADDITIONAL INFORMATION**

N/A YES NO UN-KNOWN

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

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

Empty space for providing details of additional information.

**14. SELLER(S) CERTIFICATION (CHOOSE ONE)**

As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature Date Seller Signature Date  
X [Signature] [Date] X [Date]

As Seller(s) I / we hereby certify that my / our Real Estate Agent, \_\_\_\_\_ (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature Date Seller Signature Date  
X [Date] X [Date]

As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature Date Seller Signature Date  
X [Date] X [Date]

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

Broker / Agent Print Name Broker / Agent Signature Date  
X [Date]

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

Buyer Signature Date Buyer Signature Date  
X [Date] X [Date]

[Signature] Seller Initials

Date/Time

[ ] Buyer Initials

Date/Time

## SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 5498 Versailles Road, Lexington, KY 40510

DATE: \_\_\_\_\_

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

	Yes	No	Unknown
<b>1. MAIN RESIDENCE – HOUSE SYSTEMS</b>			
Are you aware of any problems affecting:			
(a) Electrical wiring .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Heating .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Appliances .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(a) Was residence built before 1978? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? (If yes, explain any agreement and common maintenance..... <b>(NONE)</b> ).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties?....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(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"/>
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>9. AUXILIARY HOUSES</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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".)			
<b>10. BARN/OUTBUILDINGS</b>			
(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 checked="" type="checkbox"/>	<input type="checkbox"/>

- |  | Yes                                 | No                                  | Unknown                             |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| <b>11. UTILITIES</b>   |                                     |                                     |                                     |
| (a) Are you aware of the location of the following underground utilities?  |                                     |                                     |                                     |
| 1) Water lines .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2) Electric lines.....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 3) Natural Gas/Propane .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4) Telephone lines .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 5) Septic/Field lines.....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (b) If you answered yes to any of the above, can you furnish a diagram of same?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>12. MISCELLANEOUS</b>   |                                     |                                     |                                     |
| (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) Are you aware of any Radon test being performed on this property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) Are you aware of any existing or threatened legal action affecting this property?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (f) Are there any assessments other than property assessments that apply to this property? .....                               | <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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? .....           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (i) Are you aware of any underground storage tanks? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (k) Are you aware of any dumps on the property, present or past? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (l) Are any sink holes being used as a dump? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (m) To your knowledge, has the property been used for anything besides agricultural purposes? .....                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (o) Have you ever had a soil analysis done?.....<br>If yes, by whom and when. ....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? .....     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>13. If the answer was "yes" to any of the above questions, please explain.</b>  |                                     |                                     |                                     |

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

DATE: 12/9/20 TIME: 4:30pm

 SELLER: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_
 

 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_

If you have specific questions please consult an attorney.  
The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.

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 DATE: 12/09/2020 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 5498 Versailles Road, Lexington, Kentucky 40510

**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)**



(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.



(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

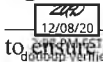
(d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*

(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)**

  
12/08/20  
dotloop verified

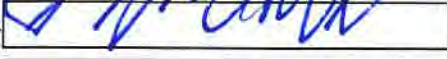
(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**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 

Buyer \_\_\_\_\_

Seller 

Buyer \_\_\_\_\_

Agent 

Agent \_\_\_\_\_

dotloop verified  
12/09/20 2:08 PM EST  
1f0-7U4QZ-2Q5Y-7Y75