



Audubon Farm  
293 Moores Mill Road  
124.121± Acres | Scott County  
\$3,250,000

*Offered Exclusively By:*

KIRKPATRICK & Co.

Zachary A. Davis | Principal Broker  
+1 .859.576.8195  
[www.kirkfarms.com](http://www.kirkfarms.com)  
[Zach@KirkFarms.com](mailto:Zach@KirkFarms.com)







Audubon, lying on the historic Moores Mill in Scott County, typifies old Kentucky architecture in its gradual unfolding & adaptation of key styles.

Constructed in the earliest days of the Commonwealth, the center stone structure was built sometime after 1792. Two further additions incorporated early Greek Revival elements. A loving restoration commenced in 2019, preserving historic features while improving livability. A careful appreciation of detail is seen in the attention to the fine historic millwork and preservation of wood floors. After this full preservation, the home awaits its next steward only to complete the design of its interiors. The attached completed scope of work points to the comprehensive restoration.

Tree-lined drives beckon visitors to the commanding façade. 124 fertile acres surround the estate, fronting on three roads. An updated guest house & farm office add gracious utility to the farm. Formal gardens with mature plantings lend further gravitas. One horse barn and several outbuildings dot the landscape, while a historic spring house overlooks still-flowing water.

Located mere minutes from Midway & Georgetown, the convenient location and manageable size hold considerable promise.

The farm also retains no conservation easements.





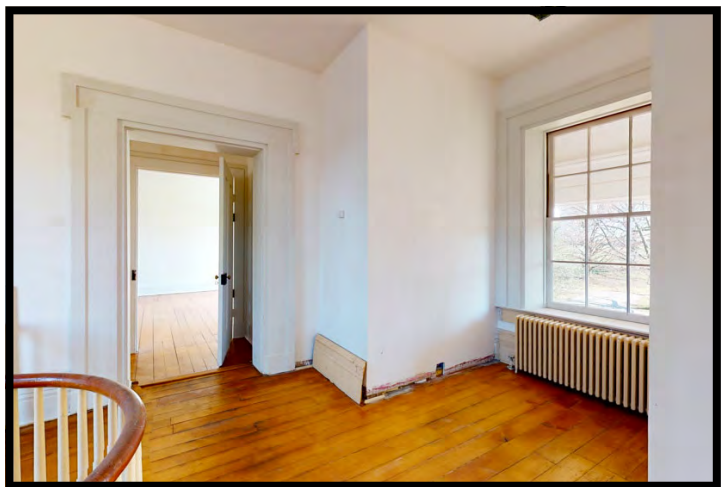








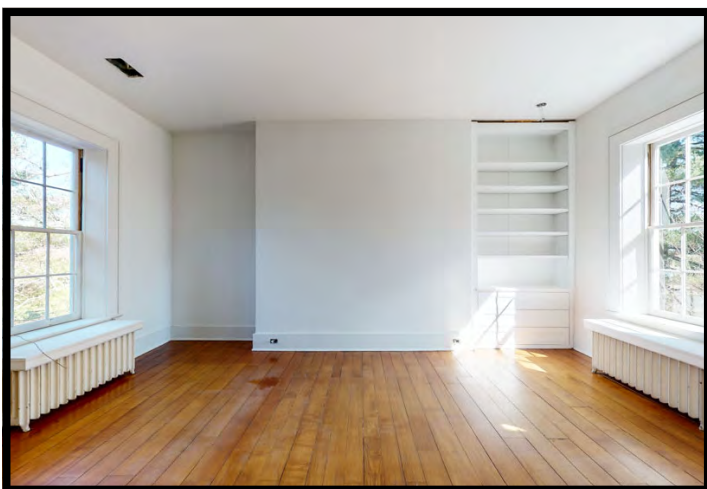
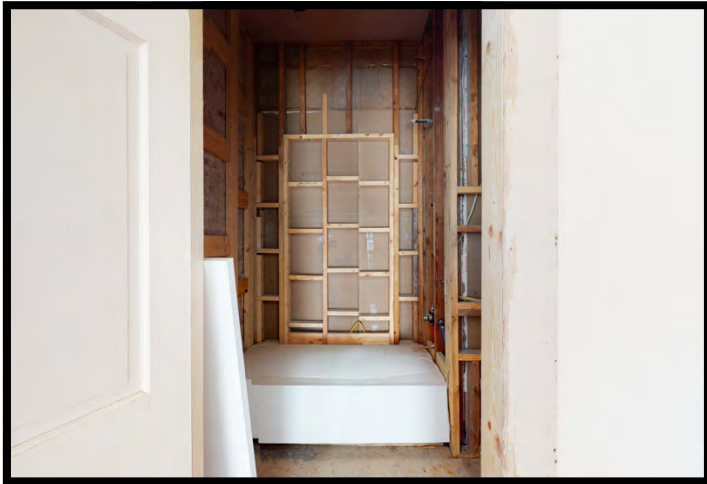














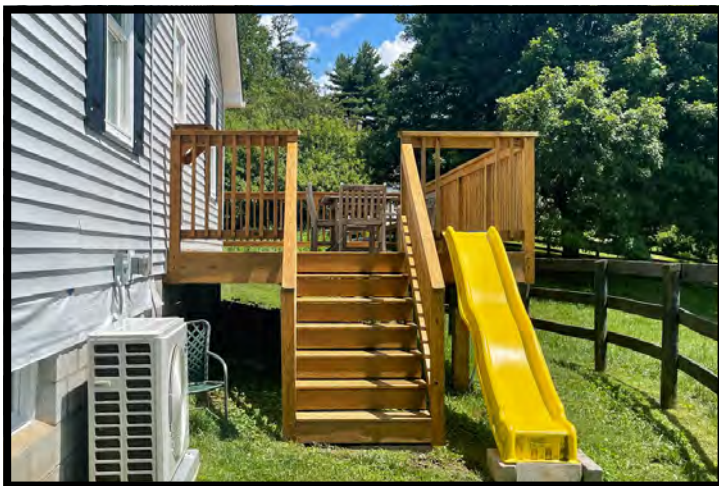




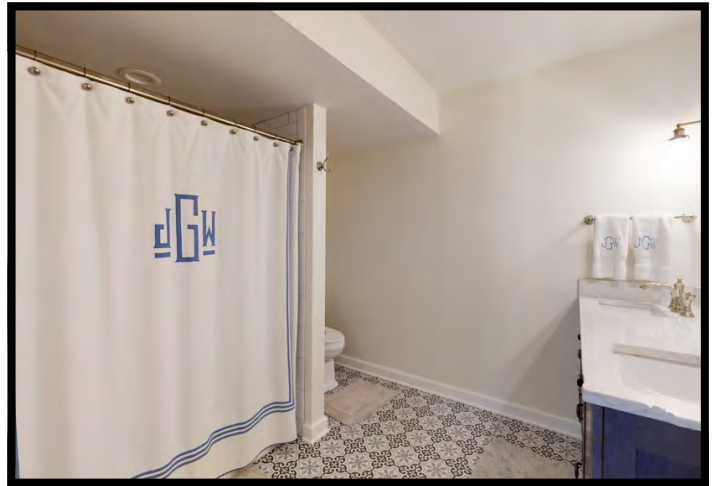


All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification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

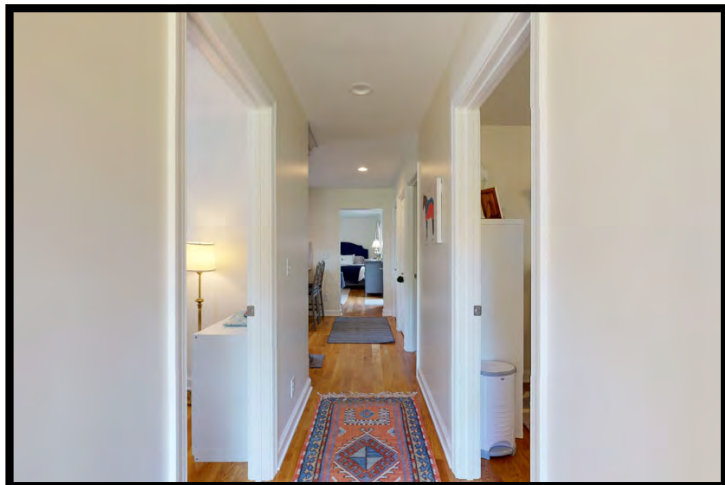








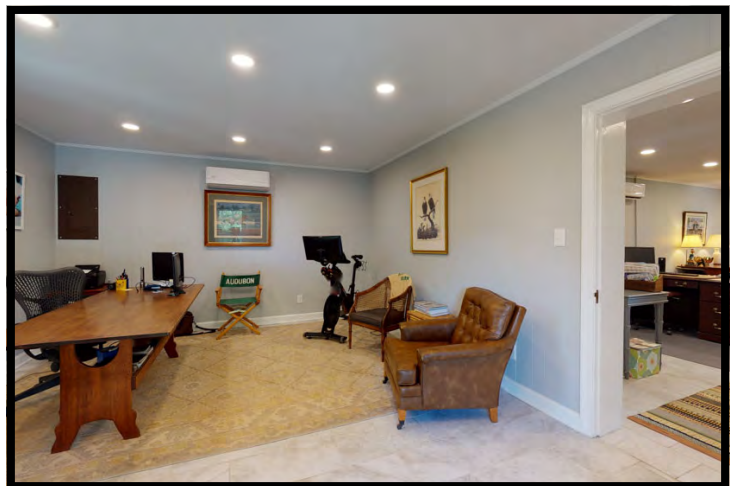
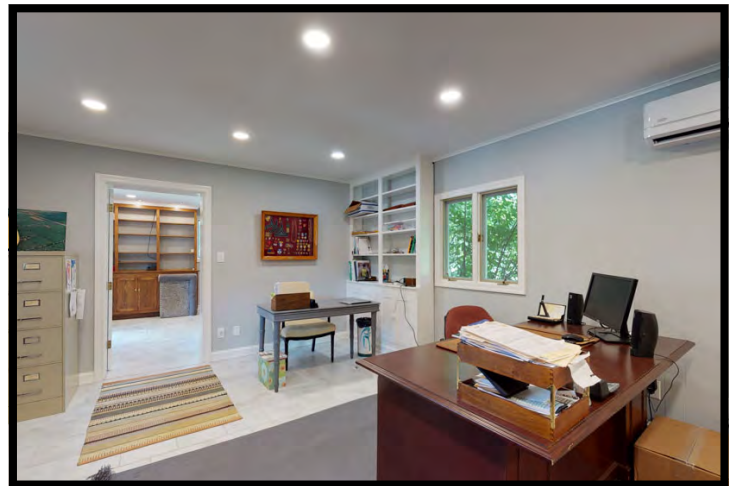












**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE:	Kentucky
COUNTY:	Scott
FOR NPS USE ONLY	
ENTRY DATE	DEC 4 1973

**1. NAME**

COMMON:	Audubon
AND/OR HISTORIC:	James Stephenson-Charles B. Lewis House

**2. LOCATION**

STREET AND NUMBER:		SW of Georgetown off U.S. 62 on Moore's Mill Pike, 1/2 mi. northwest of U.S. 62	
CITY OR TOWN:		Georgetown	
STATE:		CODE	COUNTY:
Kentucky		21	Scott
			209

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) Comments SEP 18 1973 NATIONAL REGISTER

**4. OWNER OF PROPERTY**

OWNER'S NAME:	Gen. and Mrs. William R. Buster		
STREET AND NUMBER:	Rural Route		
CITY OR TOWN:	STATE:	CODE	
Midway	Kentucky	21	

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC:	Scott County Courthouse		
STREET AND NUMBER:	East Main Street		
CITY OR TOWN:	STATE:	CODE	
Georgetown	Kentucky	21	

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:	Survey of Historic Sites in Kentucky		
DATE OF SURVEY:	1971	<input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local	
DEPOSITORY FOR SURVEY RECORDS:	Kentucky Heritage Commission		
STREET AND NUMBER:	401 Wapping Street		
CITY OR TOWN:	STATE:	CODE	
Frankfort	Kentucky	21	

SEE INSTRUCTIONS

STATE:

COUNTY:

ENTRY NUMBER

DATE

FOR NPS USE ONLY

DEC 4 1973



## 7. DESCRIPTION

CONDITION



Excellent

☐ Good☐ Fair

(Check One)

☐ Deteriorated☐ Ruins☐ Unexposed

(Check One)



Altered

☐ Unaltered

(Check One)

☐ Moved

Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Audubon, the present residence of Gen. and Mrs. William R. Buster, represents three eras of construction. The stone section, one and one-half stories high, was built apparently by James Stephenson, one of the first settlers in the area, or by his son of the same name. A brick section connected to the gable end of the house, is a story and half high and includes a large cooking chimney. Onto the southeast end was attached a Greek Revival brick house, 5 bays in width and 2 stories in height, with distyle pedimented portico.

The stone structure has been somewhat remodeled on the outside with the addition of dormers along the roofline, opening of a large glass window with small lights and a porch. The interior retains early Kentucky features, with a middle Georgian or classical mantel, reeded window recesses, and ash floors. The brick kitchen has a long-restored brick fireplace. The Greek Revival section on the outside presents a simple five bay facade with a large Greek door with Greek ears, trimmed with dentils and fluted side panels. The pedimented portico with denticulated entablature is supported by two large brick piers. The cornice is small and extends across the front of the house. On the inside this block presents a winding stair case, extremely fine detail in woodwork and other detail typical of the period.

Down the hill from the house is an elegant spring house, probably the largest of its kind in the area. A frame extension of the structure seems to be original. Seats are arranged in the front room of the restored structure. The oldest structure on the tract of land owned by the Stephenson's was a log building. It has been dismantled and numbered by the present owners, who plan to reconstruct it.



SEE INSTRUCTIONS



## 8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian☐ 16th Century☐ 18th Century☐ 20th Century☐ 15th Century☐ 17th Century☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal

☐ Prehistoric☐ Historic☐ Agriculture☒ Architecture☐ Art☐ Commerce☐ Communications☐ Conservation☐ Education☐ Engineering☐ Industry☐ Invention☐ Landscape☐ Architecture☐ Literature☒ Military☐ Music☐ Political☐ Religion/Phi-

losophy

☐ Science☐ Sculpture☐ Social/Human-

itarian

☐ Theater☐ Transportation☐ Urban Planning☐ Other (Specify)

## STATEMENT OF SIGNIFICANCE

The one and one-half story stone section of Audubon was built by either James Stephenson, an early settler, or his son of the same name. The elder Stephenson was given the responsibility of surveying several roads when Scott County was established in 1792. After James Stephenson died, his son sold the stone house to Charles B. Lewis in 1829.

Charles B. Lewis was manager of transportation for Johnson, Weiseger and Company, a stagecoach line involved both in moving travellers and in shipping merchandise. This was the leading shipping firm in Kentucky; it was established by James Johnson and managed after his death by his son, Edward P. Johnson. When railroading developed in the region, the firm was active in adapting its shipping program to take advantage of railroads. Audubon stands near the Lexington-Frankfort-Louisville Railroad tracks and is not far from Paynes Depot, an important shipping point.

Audubon is presently owned by General (Ret.) and Mrs. William R. Buster. General Buster was born in Harrodsburg, Kentucky Oct. 10, 1916. He attended Centre College in Danville, Kentucky and the U.S. Military Academy at West Point, from which he graduated in 1939. He served in the U.S. Army from 1939-47, seeing action during World War II in the European Theater and Africa. During his military career he earned many decorations and service ribbons, and attained the rank of Brigadier Gen. In 1947 he resigned from the army to run a farm. He served two terms (1960-1967) as Assistant Adjutant General of Kentucky. He has been very active in civic and service organizations, serving as president of the Midway Lions Club, 1948-49; president of the Woodford County Farm Bureau, 1957-59; chairman of the Louisville Regional Blood Center for the American Red Cross, 1954-59; member of the executive committee of the Board of Trustees of Midway College, director of the Production Credit Association and vice-president of the board, 1973; director of United Bank and Trust Company in Versailles, Kentucky, 1973; chairman of the



# 9. MAJOR BIBLIOGRAPHICAL REFERENCES

A History of Scott County As told By Its Buildings, Ann B. Bevins, Chapter II, P. 10. (Unpublished Manuscript.)

J. Winston Coleman, Jr., Stagecoach Days In The Bluegrass (Louisville:The Standard Printing Co., 1935) pp. 44, 45, 51, 52, 77, 78, 123.

Chain of Title Search, Scott County Courthouse.

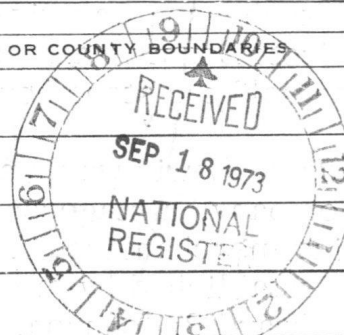
# 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE		LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	0 0 0	0 0 0	38	9	18
NE	0 0 0	0 0 0	84	37	21
SE	0 0 0	0 0 0			
SW	0 0 0	0 0 0			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: five acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE



UTM  
16/708290/  
4225490

CD  
SEE INSTRUCTIONS

# 11. FORM PREPARED BY

NAME AND TITLE: Ann B. Bevins, Scott County Representative	
ORGANIZATION: Kentucky Heritage Commission	DATE: May 12, 1973
STREET AND NUMBER: 401 Wapping Street	
CITY OR TOWN: Frankfort	STATE: Kentucky
	CODE: 21

# 12. STATE LIAISON OFFICER CERTIFICATION

# NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name Mrs. Simeon Willis

Title State Historic Preservation Officer

Date September 11, 1973

I hereby certify that this property is included in the National Register.

Robert L. Utley  
Associate Director, Professional Services

Date 12/4/73

ATTEST:  
Charles A. Sumner  
Keeper of The National Register

Date 11-30-73

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet) # 1

STATE Kentucky	
COUNTY Scott	
FOR NPS USE ONLY	
ENTRY NUMBER DEC 4	DATE 1973

(Number all entries)

# 8. SIGNIFICANCE

board of elders and deacons of New Union Christian Church in Woodford County, 1973. He is presently operating a tobacco, livestock and thoroughbred farm and since 1972 has been the coordinator of all activities of the Kentucky Historical Society. His wife is Mildred Martin of Midway, Kentucky; they have three children.

Audubon is significant both as an attractive example of eclectic architecture and as the home of men of both local and state prominence.





PROPERTY

Audubon

STATE

Ky.

Scott

73000830

WORKING NUMBER

9.18.73.3616

TECH REVIEW

Photos

3

Maps

1

CONTROL REVIEW

Cm

9-21-

73

HISTORIAN

#7 & #8 barely adequate - If anyone  
else wants to return I agree -  
maybe semi political to please Gen-Buster but appears good

OK

Accept

Am L

9/26/73

ARCHITECTURAL HISTORIAN

Property seems to have local significance --

Certainly a nice house. Mildred Martin!

You'd think date of construction would

ARCHEOLOGIST

be available.

Accept

KHC

10/11/73

Accept

10-11-73

C. Shull

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

Herrington  
for  
Murlough  
11-30-73

National Register write-up

1-30-74

Send-back

Federal Register entry

1-1-74

Re-submit

Entered

JEC

1973

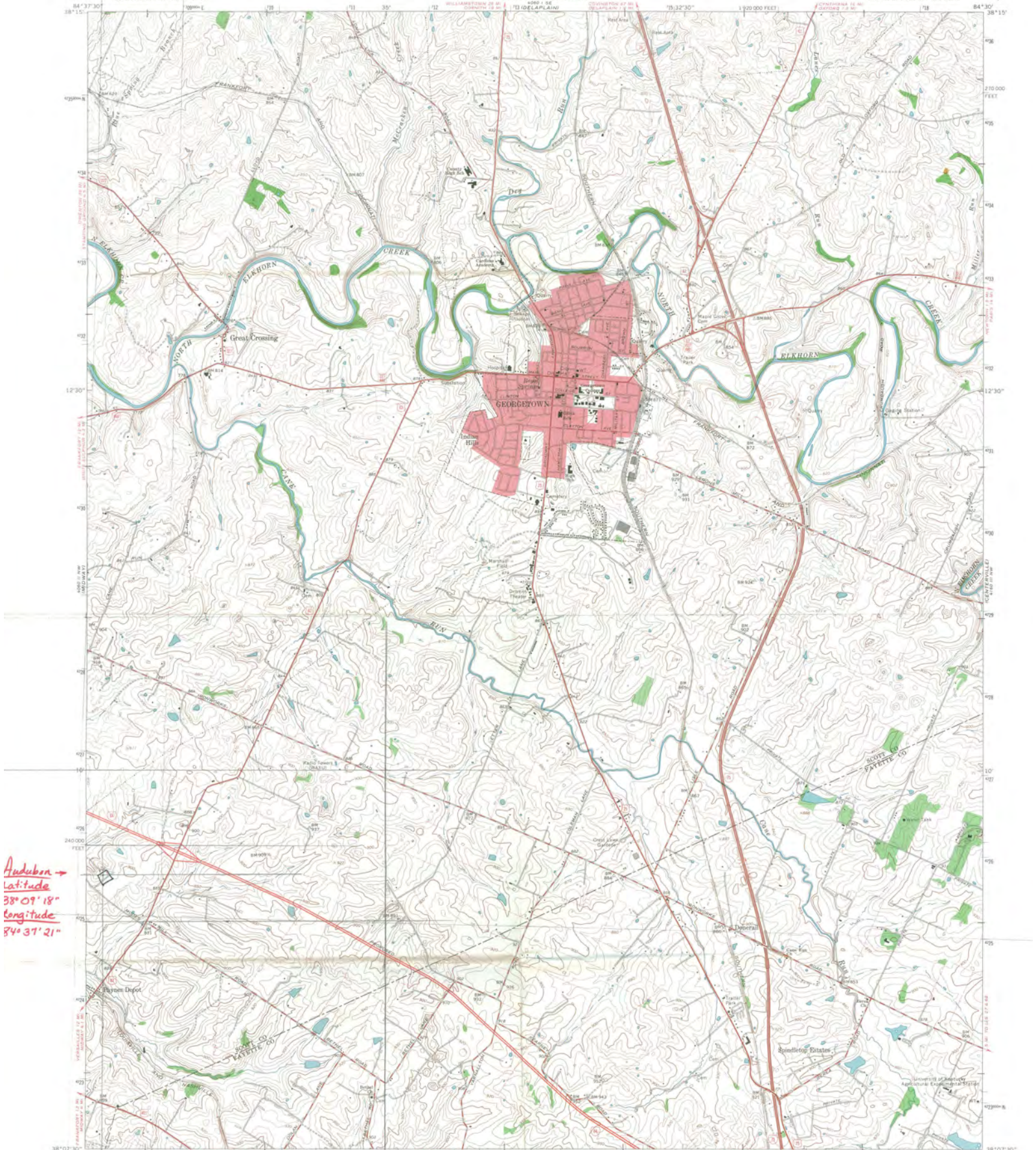








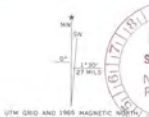




Audubon →  
Latitude 38° 09' 18"  
Longitude 84° 37' 21"

Maped, edited, and published by the Geological Survey  
Control by USGS and USGS/USGS  
Topography by photogrammetric methods from aerial  
photographs taken 1952. Field checked 1954. Revised 1965  
Polyconic projection, 1927 North American datum  
10,000-foot grid based on Kentucky coordinate system, north zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 16, shown in blue  
Fine red dashed lines indicate selected fence and field lines, where  
generally visible on aerial photographs. This information is unchecked

Audubon →  
Latitude 38° 09' 18"  
Longitude 84° 37' 21"



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D.C. 20242,  
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506,  
AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

UTM  
16T08290/  
4225490

ROAD CLASSIFICATION  
Heavy-duty Light-duty  
Medium-duty Unimproved dirt  
Interstate Route U.S. Route

Audubon  
Latitude 38° 09' 18"  
Longitude 84° 37' 21"

GEORGETOWN, KY.  
NEA GEORGETOWN 15 QUADRANGLE  
N3807.5-W8430.7/5  
1965  
AMS 4060 II NE-SERIES V853



XERO  
Henderson, Kentucky

March 23, 1970

Senator John Sherman Cooper  
Senate Office Building  
Washington, D. C. 20000

Dear Senator Cooper;

This letter is picking up with correspondence with you in 1966 relative to S. 3035, program for the preservation of additional historic properties throughout the nation.

The Henderson County Genealogical and Historical Society, of which I am president, is undertaking the project of erecting a replica of John J. Audubon's steam grist mill on the site of its original location at the foot of Second street on the river here in Henderson.

This project is to beautify and utilize the river front; as a museum for the city and county; as a center for the use of genealogists; with educational and tourist center for the general public.

We need your help to guide us to the man or bureau there who could help us in funding this project. We know money is tight at the present, but want to get this endeavor on its way trusting the money situation will ease up by the time we have the groundwork laid.

Also if you have a copy of S. 3035 we would appreciate your sending us a copy.

Yours very truly,

*C. R. Tanner*

Charles R. Tanner  
711 N. Main St.  
Henderson, Ky. 42420

*list  
Hwy*



FNP

## United States Senate

Respectfully referred to

Congressional Liaison, Dept. of Interior

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for such consideration as the communication  
herewith submitted may warrant, and for a report  
thereon, in duplicate to accompany return of  
inclosure.

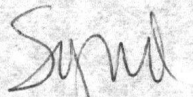
By direction of

April 6, 1970

Dear Senator Cooper:

This is to acknowledge receipt of your inquiry on behalf of your constituent, Mr. Charles R. Tanner, and to advise that it has been referred to the appropriate office within the Department for response. You should hear from them shortly.

Sincerely,



Charles A. Hamilton  
Assistant to the Secretary  
for Congressional Liaison

Honorable John Sherman Cooper  
United States Senate  
Washington, D. C. 20510



H30  
H4-HR

APR 17 1970

S.A. Chambers 11/3  
W. Morrell 4/12  
E. Connolly 4/12  
T. Wood 4/16  
Chen 4-16  
Freeman  
4/17

Hon. John Sherman Cooper  
United States Senate  
Washington, D.C.

Kentucky  
Scot

Dear Senator Cooper:

Thank you for your recent inquiry in behalf of Mr. Charles R. Tanner concerning the availability of Federal financial assistance for the Audubon Mill replica in Henderson, Kentucky.

Mr. Tanner mentioned having correspondence with you in 1966 relative to S. 3035. The National Historic Preservation Act became law (P.L. 89-665) on October 15, 1966. A copy of this act is enclosed.

One of the provisions of this act calls for the expansion of the National Register of Historic Places through financial assistance to the States and to the National Trust for Historic Preservation. The grants program is described in the enclosed folders which we hope will be of use to you and Mr. Tanner.

It may be well to advise Mr. Tanner that, ordinarily, reconstructed buildings and replicas are not eligible for listing in the National Register. Certain exceptions, however, may be made. This regulation is explained in more detail in the enclosed folders, where the pertinent section has been underlined. It is also questionable if grants under this program can be used to aid in the reconstruction of the type project Mr. Tanner describes. To be eligible for matching grants, a property must be listed in the National Register. In this case this would be the site only. At least for the foreseeable future, we expect the demands for assistance for restoration and preservation of extant properties will more than equal the amount available for grants.

Both the nomination of properties to the National Register and the administration of the grants-in-aid program are handled in each State by a Governor-appointed State Liaison Officer. In Kentucky this officer is Mr. Frank J. Groschelle, Special Assistant to the Governor, Coordinator of State and Federal Activities, Office of the Governor, Frankfort, Kentucky 40601. Mr. Tanner may wish to contact Mr. Groschelle for additional information in connection with this project.

(BASIC KXE FILE RETAINED IN HR)

CL-2374

4-16  
WTH

We appreciate your and Mr. Tanner's interest in historic preservation.

Sincerely yours,

(Sgd) Thomas F. Flynn

~~Deputy~~ **Deputy** Director

Enclosures

*(Constituent's letter returned)*

cc:

Mr. Frank J. Groschelle

Special Assistant to the Governor

Coordinator of State and Federal Activities

Office of the Governor

Frankfort, Kentucky 40601

) w/c of inc.

CL - Mr. Holley

Director, Southeast Region

T

HR - Mr. Chambers

LL - Mr. Melvin

SAChambers:jad 4/16/70





COMMONWEALTH OF KENTUCKY  
**Kentucky Heritage Commission**  
CORNER IN CELEBRITIES  
FRANKFORT, KENTUCKY 40601  
MRS. SIMEON WILLIS  
STATE LIAISON OFFICER

Dr. William J. Murtagh, Keeper  
National Register of Historic Places  
U.S. Department of the Interior  
National Park Service  
18th and C Streets, N.W.  
Washington, D. C. 20240



Dear Dr. Murtagh:

I am pleased to transmit National Register Nomination Form for Audubon, Moore's Mill Pike, 1/2 mile northwest of U.S. 62, Georgetown, Scott County, Kentucky. This nomination has the approval of the Review Board, and as State Historic Preservation Officer I recommend it be listed on the National Register of Historic Places.

An early approval of this nomination will be appreciated.

Sincerely,

*Mrs. Simeon Willis*

Mrs. Simeon Willis  
State Historic Preservation Officer

September 11, 1973

ENTRIES IN THE NATIONAL REGISTER

STATE KENTUCKY

Date Entered DEC 4 1973

<u>Name</u>	<u>Location</u>
Bradford, Fielding, House	Georgetown vicinity Scott County
Audubon	Georgetown vicinity Scott County

Also Notified

Hon. Marlow W. Cook  
Hon. Walter D. Huddleston  
Hon. John B. Breckinridge.

Director, Southeast Region

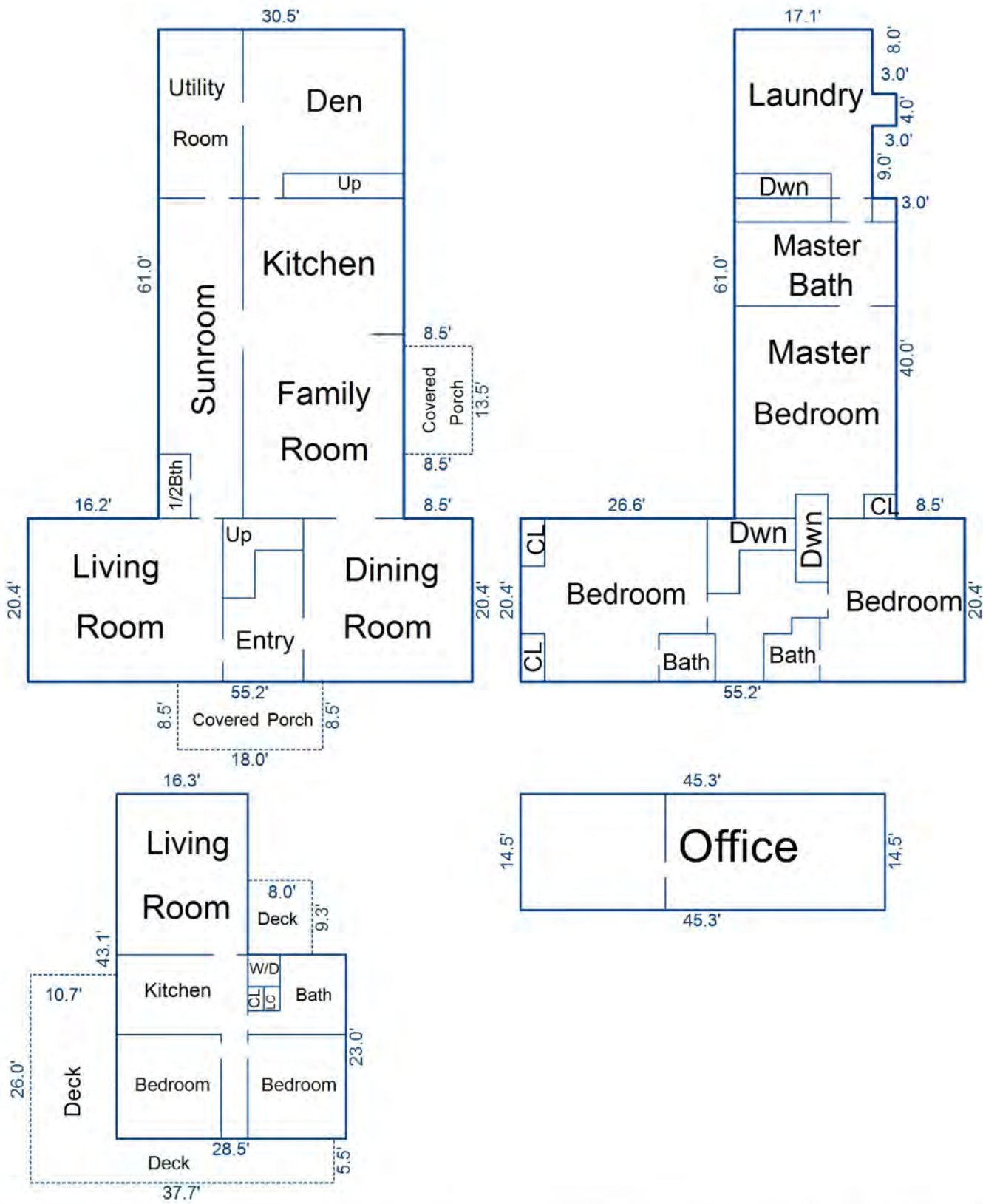
State Historic Preservation Officer  
Mrs. Simeon Willis  
Kentucky Heritage Commission  
401 Wapping Street  
Frankfort, Kentucky 40601

PR MMOTT: p1 12.10.73



SKETCH ADDENDUM

Intended User				
Property Address 293 Moores Mill Road				
City	Georgetown	County	Scott	State KY
			Zip Code	40324
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	2986.6	273.2	2986.6	First floor		55.2 x	20.4 =	1126.1
GLA2	Second floor	1.0	2301.2	279.2	2301.2			61.0 x	30.5 =	1860.5
OTH	Tenant House	1.0	983.1	143.2		Second floor		4.0 x	3.0 =	12.0
	Office	1.0	656.9	119.6	1640.0			40.0 x	20.1 =	804.0
P/P	Porch	1.0	114.8	44.0				21.0 x	17.1 =	359.1
	Porch	1.0	153.0	53.0				55.2 x	20.4 =	1126.1
	Deck	1.0	74.4	34.6						
	Deck	1.0	426.7	127.4	768.9					
Net LIVABLE			(rounded)		5,288	6 total items	(rounded)		5,288	

























Audubon Farm, 293 Moores Mill Road, Georgetown, Scott County, KY—124.121 Acres±



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












































<b>Area of Interest (AOI)</b>		<b>MAP LEGEND</b>			
	Area of Interest (AOI)		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
<b>Soils</b>					
<b>Soil Rating Polygons</b>					
	Not prime farmland		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
	All areas are prime farmland		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 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 warm
	Prime farmland 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				Farmland of local importance
	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season				Farmland of local importance, if irrigated
	Prime farmland if irrigated and drained				
	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season				



# Farmland Classification—Scott 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		<b>Soil Rating Points</b> 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		Prime farmland if drained		Prime farmland if irrigated and reclaimed of excess salts and sodium
	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 warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Prime farmland if protected from flooding or not frequently flooded during the growing season		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—Scott County, Kentucky





## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	3.2	2.5%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	31.9	25.6%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	89.5	71.9%
<b>Totals for Area of Interest</b>			<b>124.5</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

**Audubon Land Company**  
**Audubon Farm: Completed Scope of Work**  
**March 12, 2022**

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**Main Residence**

Masonry: Miles Miller and team

- Removal and reconstruction of three chimneys (Living Room, Dining Room, Den)
- Installation of two new flues and chimney dampers in Living Room and Den fireplaces
- Repointing of ALL exterior stone mortar joints
- Selective repointing of numerous brick mortar joints
- Removal of all paint from front columns
- Structural reinforcement of Great Room fireplace (steel plate and steel i-beam)
- Reconstruction of numerous window lintels
- Stone enclosure of sub-grade windows
- Extensive cleaning of all brick and stone with pressurized hot water
- Structural reinforcement to facilitate and accommodate new utility chases, ducts and lines

**Utilities**

Electric: Bobby Miller Electrical

- Removal of all legacy connection
- Installation and upgrade to 800amp service from 240amp service

Plumbing: Sorrell Plumbing

- Removal of all legacy cast iron piping
- Installation of new PEX supply lines and PVC waste lines

HVAC: Sorg Heating and Cooling

- Installation of three separate heat pump systems
  - One, 2.5 ton Carrier Infinity unit to service downstairs
  - One, 2.5 ton Carrier Infinity unit to service upstairs
  - One Carrier mini-split system servicing two rooms in aft portion of the home
- Legacy Boiler System remains operational and integration with new system is possible
- No Central Air Prior to New HVAC Installation

**Windows**

- Complete Restoration of ALL window sash
- This process involved the removal of all sash from their frames to allow for removals glass, painting stripping, repair, reconstruction, new glazing, painting and reinstallation

**Floors**

- Careful removal, cleaning, planing and installation of existing flooring
- New flooring installation in Master Bedroom, Den, Sun Porch and back stairwell.
- Flooring repair in Great Room
- Overwhelming majority of flooring was reclaimed from Audubon existing materials (ash, oak and pine)

**Framing**

- Structural reinforcement
  - New framing and subfloor to support Sun Porch flooring
  - Sistering and blocking in Master Bedroom and Bathroom
  - Structural support of Great Room floor joists
  - Structural support of Dining Room floor joists
- 4 Bathrooms framing



New Laundry/Closet framing

#### Walls and Ceilings

Removal of all 2<sup>nd</sup> floor ceilings (lathe and plaster)

Removal of Great room Ceiling (lathe and plaster)

New Plaster Installation (lime-based)

All 2<sup>nd</sup> Floor Ceilings

Great Room Ceilings

Front and Back Stairwells

Front Hall

Great Room

Skim Coats over existing plaster

Dining Room (walls)

Living Room (walls)

Front Bedroom (walls)

#### Custom Built-ins

Great Room, Master Bedroom, Den (x3), Front Bedroom

#### Exterior

Exterior Wood – All exterior wood was inspected and replaced where necessary. Majority of exterior wood has been stripped and primed.

Roof – removed existing asphalt shingle roof and installation of synthetic slate roof

Gutters – removal of existing copper and aluminum gutters and installation of all copper half rounds gutters. All gutters connect to new underground water remediations system

Water Remediation – removal of existing underground clay tiles. Installation of new trench system complete with stone and PVC piping ensuring diversion of all roof water and ground water from house

Landscaping and Grading

Numerous trees that were situated near the main residence were removed in order to reduce the presence of moisture on the foundation, façade and windows

#### **Guest House** – complete renovation and remodeling

ALL NEW Windows, siding, flooring

New HVAC

New Bathroom (cabinets, tile, tub, toilet)

New Kitchen (cabinets, counters, tile, appliances)

New Deck

New Gutters

New Electric (new transformer)

New Paint

#### **Office**

New HVAC (central air system – no central HVAC prior)

New Lighting (overhead florescent lights replaced with can lights)

New Flooring (carpet replaced with tile)

New Paint

Grounds – grading work (roads and fields), new fencing, new transformers at barn D (services Barn, D and E)

## SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 293 Moores Mill Road, Georgetown, KY 40324

DATE: 03/19/2022

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 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 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>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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) IF NOT, please state your water sources and explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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. BARNS/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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Telephone lines .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Are you aware of any underground storage tanks? .....	<input checked="" type="checkbox"/>	<input 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?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, by whom and when. ....			
(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>			
<div style="border: 1px solid black; height: 80px;"></div>			

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.

<div><div>William Gwaltney</div><div>dotloop verified 03/19/22 1:23 PM EDT QN5W-ESNX-PDZB-LAC4</div></div>	SELLER	DATE	TIME	<div><div>Jessica Martin Gwaltney</div><div>dotloop verified 03/19/22 3:04 PM EDT OOCU-TMVB-EVEC-ULHN</div></div>	SELLER	DATE	TIME
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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".

<div></div>	BUYER	DATE	TIME	<div></div>	BUYER	DATE	TIME
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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.

# 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

293 Moores Mill Road - Main Residence

City	State	Zip
Georgetown	KY	40324

**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>November 2019</u>				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: <u>Company owned</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 checked="" type="checkbox"/>	<input 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: <u>n/a</u>				
	<u>n/a</u>				



PROPERTY ADDRESS: 293 Moores Mill Road, Georgetown, KY 40324 - 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Appliances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
age of system: 2021				
k. Cooling/air conditioning system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
age of system: 2021				
l. Water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
age of system: unknown				

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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done? 2021				
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: All leaks have been repaired and no leaks have occurred since the last repair				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
k. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) If yes, by whom? n/a				
3) Is there a warranty? n/a				

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) 2021	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

PROPERTY ADDRESS: 293 Moores Mill Road, Georgetown, KY 40324 - Main Residence

f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, when? 2021				
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: N/A				
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: Pins, stakes and paint				
d. Do you know the boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: Survey and aerial imaging				
e. Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain: _____				

7. WATER	N/A	YES	NO	UN- KNOWN
a. Source of water supply: City and well				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain: _____				

8. SEWER SYSTEM	N/A	YES	NO	UN- KNOWN
a. Property is serviced by: Septic				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of Servicer: _____				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer): _____				
Date of last inspection (septic): 2020		Date last cleaned (septic): 2020		
c. Are you aware of any problems with the sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Please explain any deficiencies noted in this Section: _____				



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<b>9. CONSTRUCTION / REMODELING</b>				
a. Have there been any additions, structural modifications, or other alterations made?	N/A	YES	NO	UN-KNOWN
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If so, were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
<b>10. HOMEOWNER'S ASSOCIATION (HOA)</b>				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Are there any pet or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				
<b>11. HAZARDOUS CONDITIONS</b>				
a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
<b>LEAD BASED PAINT DISCLOSURE REQUIREMENT</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of the existence of lead-based paint in or on this house?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>RADON DISCLOSURE REQUIREMENT</b>				
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 <a href="http://chfs.ky.gov">chfs.ky.gov</a> 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"/>
<b>METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT</b>				
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:				
<b>12. MISCELLANEOUS</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Explain: Roof and HVAC

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: Dogs

h. Is this house in a historic district or listed on any registry of historic places? ☐ ☒ ☐ ☐**13. ADDITIONAL INFORMATION**N/A YES NO UN-  
KNOWNDo 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.

**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 <i>William Guntney</i>	<small>dotloop verified 03/19/22 1:23 PM EDT 12NC-653-5055-1072</small>	X <i>Jessica Martin Guntney</i>	<small>dotloop verified 03/19/22 3:04 PM EDT SUSF-T1WMM-8Q43-19F3</small>

☐ 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	



**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

293 Moores Mill Road - Guest Home

City	State	Zip
Georgetown	KY	40324

**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>November 2019</u>				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: <u>Company owned</u>				
d.	To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: _____				

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## 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: 2020				
k. Cooling/air conditioning system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
age of system: 2020				
l. Water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
age of system: unknown				

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked? 2020				
3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done? 2020				
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: Rarely in extremely heavy rains				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
k. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>



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f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Drainage, flooding, or grading	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: Pins, stakes and paint				
d. Do you know the boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
e. Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				

7. WATER	N/A	YES	NO	UN- KNOWN
a. Source of water supply: City				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of Servicer: _____				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer): N/A				
Date of last inspection (septic): 2020		Date last cleaned (septic): 2020		
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: 293 Moores Mill Road, Georgetown, KY 40324 - Guest Home

<b>9. CONSTRUCTION / REMODELING</b>					<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN- KNOWN</b>
a. Have there been any additions, structural modifications, or other alterations made?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If so, were all necessary permits and government approvals obtained?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: New interior walls and exterior deck								
<b>10. HOMEOWNER'S ASSOCIATION (HOA)</b>					<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN- KNOWN</b>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Are there any pet or rental restrictions?					<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:								
<b>11. HAZARDOUS CONDITIONS</b>					<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN- KNOWN</b>
a. 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"/>
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"/>
<b>LEAD BASED PAINT DISCLOSURE REQUIREMENT</b>								
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of the existence of lead-based paint in or on this house?					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>RADON DISCLOSURE REQUIREMENT</b>								
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 <a href="http://chfs.ky.gov">chfs.ky.gov</a> 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
<b>METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT</b>								
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:								
<b>12. MISCELLANEOUS</b>					<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN- KNOWN</b>
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS: 293 Moores Mill Road, Georgetown, KY 40324 - Guest Home

Explain: HVAC and Appliances

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: 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.

**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 *William Guntney*dotloop verified  
03/19/22 1:23 PM EDT  
95TH-7MPC-YHW-YGCUX *Jessica Martin Guntney*dotloop verified  
03/19/22 1:32 PM EDT  
J20V-USPT-SACT-NATA☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, Zach Davis (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

Zach Davis

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



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: 03/12/2022 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 293 Moores Mill Road, Georgetown, Kentucky 40324

**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)**

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(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 William Guntney dotloop verified 03/12/22 12:08 PM EDT JURI-FQIV-D1AS-L4G4

Buyer

Seller Jessica Martin Guntney dotloop verified 03/13/22 2:27 PM EDT 16V7-QPUO-9EVH-SREJ

Buyer

Agent Zack Davis dotloop verified 03/12/22 10:54 AM EST GKRT-ZSHA-HCEL-BWZ9

Agent