

823 McCalls Mill Road 84.81± acres | Fayette County \$1,900,000

KIRKPATRICK & CO.

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





Lovingly developed by an equestrian, artist, and gourmand, these 84.8 acres are anchored by a custom 7,833± sq. ft. main residence (5BR, 4 full BA and 3 half-baths).

A showplace for collections & culinary prowess, the magnificent chef's kitchen, light-filled rooms, and artful design details add special appeal. Amenities include two first-floor primary suites, home theatre, library & study with extensive built-ins, Lutron lighting, Viking appliances, tiled pet bath, expansive patio & garden spaces, and a 3.5 car attached garage.

The well-designed 10-stall barn (w/feed room, 2 foaling stalls, tack room, 2 wash stalls and equip. & shavings storage) is affixed to a ca. 1820 heated cabin. The farm is also home to a secluded ca. 1785 cabin, which has been extensively restored to include a loft, covered patio, and outdoor fireplace.

A well-maintained trail system throughout the woods has been developed as well as an appx. 210' x 110' sand arena.

At just over 1 mile from the Iroquois Hunt Club, near Juddmonte, Overbrook & Woods Edge Farms, 823 McCalls Mill Road offers a remarkable opportunity to own land in the storied Boone Creek Rural Historic District.









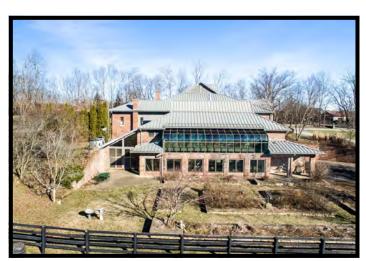
















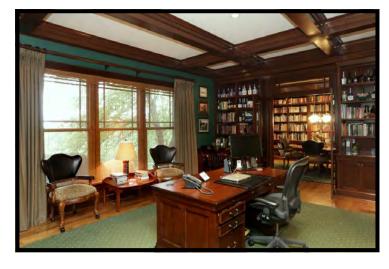
































































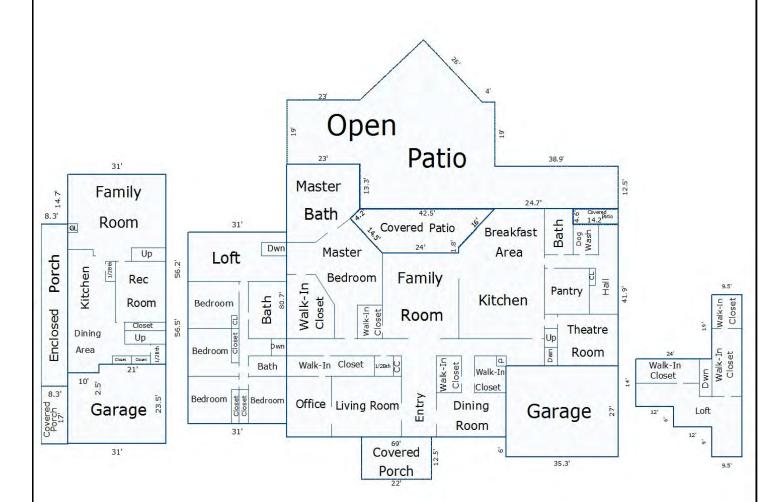




File No. 2015184

SKETCH ADDENDUM Intended User Property Address 823 McCalls Mill Road City Lexington County Fayette State KY Zip Code 40515

Client Zach Davis c/o Kirkpatrick & Co



Sketch by Apex Medina™ Comments:

Code	AREA CALCULATION	ONS SUMMARY	Net Totals
GLA1	First Floor	6081.3	6081.3
GLA2	Second Floor	1751.5	1751.5
BSMT	Finished Basement	1767.2	1767.2
GAR	2Attached Garage	953.1	
	2Built-In Garage	703.5	1656.6
P/P	Covered Porch	275.0	199000000000000000000000000000000000000
	Covered Patio	65.3	
	Covered Patio	456.0	
	Open Patio	2617.8	
	Covered Porch	141.1	
	Enclosed Porch	398.4	3953.7
OTH	Finished 2nd level	864.0	864.0
Ne	et LIVABLE Area	(rounded)	7833

			BREAKD	
	Breakd	own		Subtotals
First F	loor			
0.5 x			3.2	4.4
	13.3	x	23.0	305.9
	21.0		69.0	1449.0
	4.6	х	24.7	113.6
	6.7		43.5	292.0
	1.8		50.2	90.4
	33.4	x	104.3	3482.2
	19.8	x	13.0	258.1
0.5 x	4.6	x	4.6	10.6
0.5 x	6.7	x	6.7	22.5
0.5 x	10.3	x	10.3	52.6
Second I	Floor			
	31.0	x	56.5	1751.5
12 Items			(rounded)	7833

The Cabins, Barn and Land













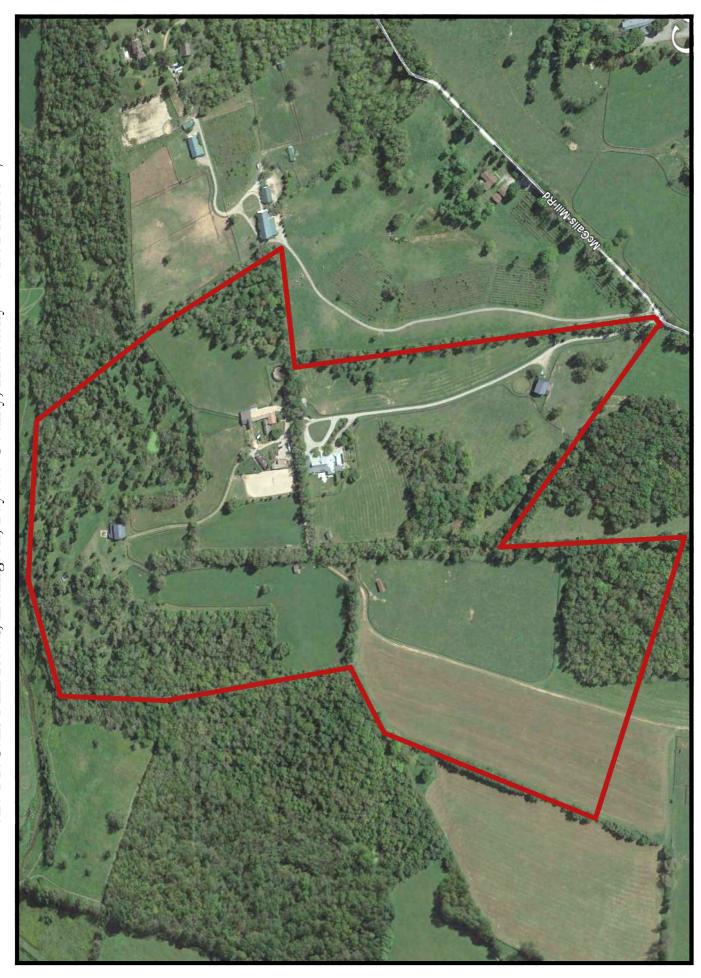




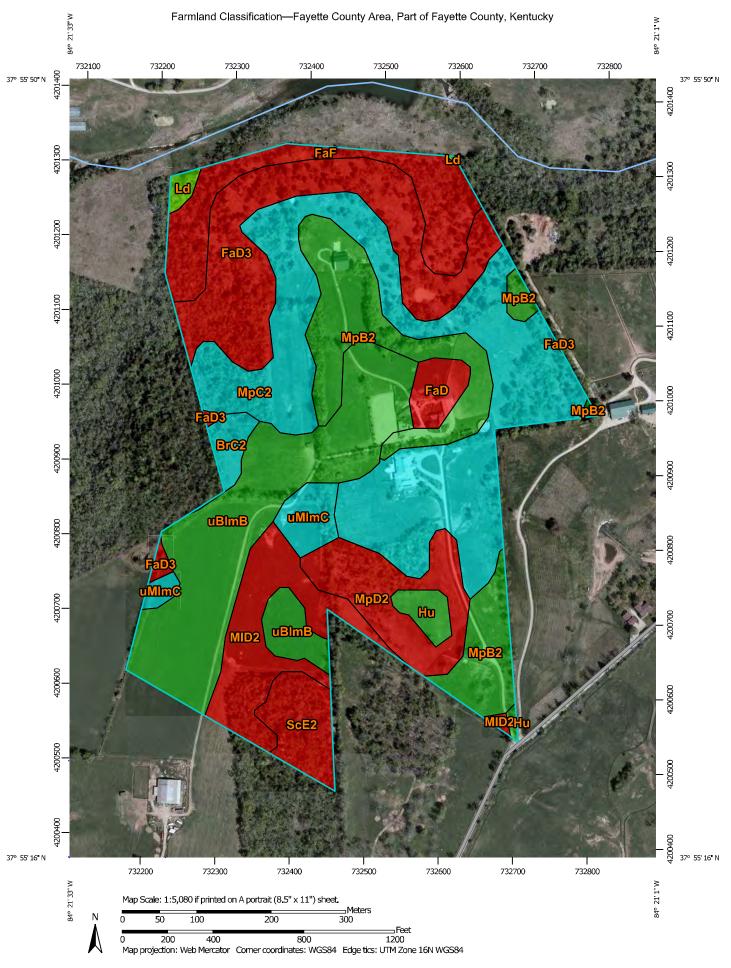




All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification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



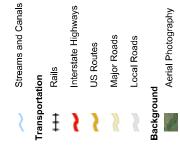
Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.



USDA

National Cooperative Soil Survey Web Soil Survey

MAP INFORMATION



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

Warning: Soil Map may not be valid at this scale.

misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale. Enlargement of maps beyond the scale of mapping can cause

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

Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov Source of Map: Natural Resources Conservation Service Coordinate System: Web Mercator (EPSG:3857)

Albers equal-area conic projection, should be used if more accurate distance and area. A projection that preserves area, such as the Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts calculations of distance or area are required. This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

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

Survey Area Data: Version 12, Sep 15, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger. Apr 17, 2010—Sep 13, Date(s) aerial images were photographed:

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

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrC2	Braxton silt loam, 6 to 12 percent slopes, eroded (maury)	Farmland of statewide importance	1.0	1.2%
FaD	Fairmount very rocky silty clay loam, 6 to 20 percent slopes (fairmount-Rock outcrop complex)	Not prime farmland	1.4	1.7%
FaD3	Fairmount very rocky silty clay loam, 6 to 30 percent slopes, severely eroded (fairmount-Rock outcrop complex)	Not prime farmland	11.0	13.1%
FaF	Fairmount very rocky silty clay loam, 20 to 50 percent slopes (fairmount-Rock outcrop complex)	Not prime farmland	6.0	7.1%
Hu	Huntington silt loam	All areas are prime farmland	1.1	1.3%
Ld	Lindside silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	0.4	0.5%
MID2	Maury silt loam, 12 to 20 percent slopes, eroded	Not prime farmland	5.9	7.0%
MpB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	10.6	12.6%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	22.0	26.2%
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	5.0	6.0%
ScE2	Salvisa silty clay loam, 12 to 30 percent slopes, eroded	Not prime farmland	2.7	3.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	15.2	18.0%

Farmland Classifica	tion— Summary by Map I	Unit — Fayette County A	rea, Part of Fayette Coun	ty, Kentucky (KY643)
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	1.9	2.3%
Totals for Area of Intere	est		84.2	100.0%

Description

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

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

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.

Please take your time to answer these questions accurately and completely.

Property Address

823 McCalls Mill Road - MAIN RESIDENCE

City

Lexington

State Zip

KY 40515

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 KNOW Have you ever lived in the house? п b. List the date (month / year) you purchased the house. 1981 original Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: individuals To the best of your knowledge, has the house been used as a rental? To the best of your knowledge, has this house ever been vacant (not lived-in) for more than П X three (3) consecutive months? To the best of your knowledge, has this house ever been used for anything other than a f. Ø residence? Explain:

Page **1** of **5** KREC Form 402 12/2019

Seller Initials

1300 7.37.22 Date/Time



2. HOUSE SYSTEMS				
Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN KNO
a. Plumbing routine part replacement		X		E
b. Electrical system Master Bath thermostat	<u> </u>	<u> </u>		Ē
c. Appliances routine part replacement and recall	$\bar{\Box}$	$\overline{\boxtimes}$		Ē
d. Ceiling and attic fans	〒		X	Ē
e. Security system some cameras not operational	Ħ			Ē
f. Sump pump	ī		Ø	Ē
g. Chimneys, fireplaces, inserts	Ħ		Ø	Ē
h. Pool, hot tub, sauna hot tub/jacuzzi needs replament top	Ħ			Ē
i. Sprinkler system front yard only - currently turned off	H		\boxtimes	Ē
i. Sprinkler system front yard only - currently turned off j. *Heating system 6 units age of system: 1981-2020 all in	Ħ	Ø		Ē
k. & Cooling/air conditioning system 6 age of system: 1981 - 2020 working ord	_a D	Ø		Ē
k. & Cooling/air conditioning system 6 age of system: 1981-2020 working ord 1. \(\frac{4}{4}\)Water heater 3 units age of system: avg. 10 years			<u> </u>	Ē
				-
Please explain any deficiencies noted in this Section: * routine repair or replacement	<u> </u>			
3. BUILDING STRUCTURE	N/A	YES	NO	KNO
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) The foundation or slab			×	
2) The structure or exterior veneer			\boxtimes	
3) The floors and walls See supplement		Ø		
4) The doors and windows		X		
b. 1) To the best of your knowledge, has the basement ever leaked?			\times	
2) When was the last time the basement leaked?				
3) Have you ever had any repairs done to the basement? added sump pump			\times	
4) If you have had basement leaks repaired, when was the repair done?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an e	xtrem	ely hea	vy rain	, et
Explain;				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?			X	
i. Are you aware of any damage to wood due to moisture or rot?			Ø	Ī
Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants,		177		_
Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)? wood borers in antique beams, treated 1981 no further k. Are you aware of any damage due to wood infestation?	Ц	\boxtimes		
k. Are you aware of any damage due to wood infestation?			X	
1) Has the house or any other improvement been treated for wood infestation?		\times		
2) If yes, by whom? All Rite does yearly termite treatment, no ten	nite	2		
3) Is there a warranty?				
Please explain any deficiencies noted in this Section:				
Э керан			age	şL_
\mathcal{L}	ashi	ng		
l. ROOF	N/A	YES	NO	KNO
a. How old is the roof covering? (write the age of the roof if known) 2001				
b. Has the roof leaked at any time since you have owned or lived at the property? \checkmark				
To the best of your knowledge, has the roof leaked at any time before you owned or lived at c.			团	E
the property?			<u>~</u>	_
1 111 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7				
d. When was the last time the roof leaked? 10 years ago	100	1		1 Julius
e. Have you ever had any repairs done to the roof? damased flashing		\boxtimes		[

	PERTY ADDRESS: 823 McCalls Mill Road - MAIN RESIDENCE, Lexington, KY 40515		F77	_	
f.	Have you ever had the roof replaced?		X		Щ
	If so, when? 2001 replaced shinistes with metal to match addition	Υ			
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	ly heav	y 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?			\boxtimes	
Plea	se explain any deficiencies noted in this Section:				
E 1.	AND / DRAINAGE	D1/0	VEC	NO	UN-
а.	Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	KNOW
a.	1) Soil stability		П	Ø	
-					
-	Drainage, flooding, or grading Erosion				무
					무
	4) Outbuildings or unattached structures			Ø	
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood			X	
	insurance for federally backed mortgages?				
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?		X		
Dian					
riea	se explain any deficiencies noted in this Section:				
6. B	OUNDARIES	N/A	YES	NO	UN-
a.	Have you ever had a staked or pinned survey of the property performed?		Ø		
b.	Are you in possession of a copy of any survey of the property?			X	
c.	Are the boundaries marked in any way?		\boxtimes		
	Explain:				
d.	Do you know the boundaries?		X		
	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?			X	
	Explain:				
7. W	/ATER	N/A	YES	NO	UN-
a.	Source of water supply: City new service 4 years ago				
b.	Are you aware of below normal water supply or water pressure?			\boxtimes	
c.	Has your water ever been tested? If so, attach the results or explain.			X	
	Explain:				
8. SE	WER SYSTEM	N/A	YES	NO	UN-
a.	Property is serviced by:				74.74
	1. Category I: Public Municipal Treatment Facility				
	2. Category II: Private Treatment Facility				
	3. Category III: Subdivision Package Plant				
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)				
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal		×		
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	ō			
	7. Category VII: No Treatment/Unknown	Ħ	<u> </u>	ā	
_	Name of Servicer:				
b.	For properties with Category IV, V, or VI systems			_	
	Date of last inspection (sewer):				
	Date of last inspection (septic): 1981 + 2001 Date last cleaned (septic): 1990	C			
C.	Are you aware of any problems with the sewer system?			\boxtimes	
	se explain any deficiencies noted in this Section:		()	li-il	
_	3 of 5 wan 716 1300 7.31.22				
KEC	Form 402 12/2019 Seller Initials Date/Time Buyer Initials Date/Time				

PROPERTY ADDRESS: 823 McCalls Mill Road - MAIN RESIDENCE, Lexington, KY 40515				
9. CONSTRUCTION / REMODELING add them in 2001	N/A	YES	NO	UN-
a. Have there been any additions, structural modifications, or other alterations made?	- IVA	N N	_	KNOV
			ᆸ	
	ᆜᆜ	×		
Explain:		-		UN
10. HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	KNO
a. 1) Is the property subject to rules or regulations of a HOA?			Z Z	L
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?			\boxtimes	
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?			X	
Are any features of the property shared in common with adjoining landowners, such as walls		not.		
fences, driveways, etc.? fences + walls		区		
e. Are there any pet or rental restrictions?	Δ.		×	
Explain:				
11. HAZARDOUS CONDITIONS	N/A	YES	NO	UN
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	1975		110	KNO
a. abandoned wells on the property? old well at telephone pole near front q		K		
Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste;	ave			_
b. water contamination, asbestos, the use of urea formaldehyde, etc.)			\bowtie	
LEAD BASED PAINT DISCLOSURE REQUIREMENT				-
Every purchaser of any interest in residential real property on which a residential dwelling was built		L978 is	notifie	d tha
such property may present exposure to lead from lead-based paint, which may cause certain health	risks.	_	-	
c. Was this house built before 1978?			\boxtimes	
d. Are you aware of the existence of lead-based paint in or on this house?	<u></u>		\square	
RADON DISCLOSURE REQUIREMENT				
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice				
health risks, including lung cancer. The Kentucky Department for Public Health recommends radon t	esting. Fo	r more	inform	atio
visit chfs.ky.gov and search "radon."				
e. 1) Are you aware of any testing for radon gas?			\boxtimes	
2) If yes, what were the results?				
f. 1) Is there a radon mitigation system installed?			\boxtimes	
2) If yes, is it functioning properly?				E
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT A property owner who chooses NOT to decontaminate a property used in the production of me written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAI disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.				
g. 1) Is the property currently contaminated by the production of methamphetamine?			×	
2) If no, has the property been professionally decontaminated from methamphetamine	-	(I)	24-2	
contamination?			\boxtimes	
Explain:				
12. MISCELLANEOUS	N/A	YES	NO	UN
a. Are you aware of any existing or threatened legal action affecting this property?	17/2			KNO
Are there any assessments other than property assessments that apply to this property				
b. (e.g. sewer assessments)?			X	
c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?			\boxtimes	
	10-02			_
d. Are there any warranties to be passed on?			Ø	
age 4 of 5 word M/2 1200 7.31.22				

e. Has this house ever been damaged by fire or other disaster? Explain:	PROPERTY ADDRESS: 823 McCalls Mill Road	a - MAIN RESIDE	NCE, Lexington, K1 40515	
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: Apply much 1821 - Zo22 h. Is this house in a historic district or listed on any registry of historic places? ### Apply much 1821 - Zo22 h. Is this house in a historic district or listed on any registry of historic places? ### Apply much 1821 - Zo22 h. Is this house in a historic district or listed on any registry of historic places? ### Apply much 1821 - Zo22 h. Is this house in a historic district or listed on any registry of historic places? ### Apply much 1821 - Zo22 h. Is this house in a historic district or listed on any registry of historic places? ### Apply much 1821 - Zo22 h. Is this house in a historic district or listed on any registry of historic places? ### Apply much 1821 - Zo22 h. Is this house ever had pets living in 1822 ### Apply much 1821 - Zo22 h. Is this house in a historic district or listed on any registry of historic places? ### Apply much 1821 ### Apply much 1821	Explain:			Sing of W tox
Explain: 1. Are you aware of the existence of mold or other fungion the property? g. Has this house ever had pets living in it? Explain: 1. Ade you aware of the existence of mold or other fungion the property? g. Has this house ever had pets living in it? Explain: 1. Ade you aware of the existence of mold or other fungion the property? Is additional sheeps aware that the property that the state of any registry of historic places? 1. ADDITIONAL INFORMATION NA VES NO DO you know anything des about the property that that should be disclosed to the Buyer? DO you know anything des about the property that that should be disclosed to the Buyer? DO you know anything des about the property that that should be disclosed to the Buyer? DO you know anything des about the property that that should be disclosed to the Buyer? DO you know anything des about the property that the should be disclosed to the Buyer? DO you know anything des about the property that the should be disclosed to the Buyer? DO you know anything des about the property that the linformation disclosed above is complete and accurate to the best of my / out colosing. Seller(s) I we hereby certify that the information disclosed above is complete and accurate to the best of my / out knowledge and belief. I we agree to immediately notify Buyer in writing of any changes that become known to me/ us prior to closing. 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 / out for complete this form to closing. 14. SELLER(S) CERTIFICATION (choose one) 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(3). Seller Signature Date The Buyer(s) hereby certifies they have received a copy				
A seller(s) / we hereby certify that the Information disclosed above is complete and accurate to the best of my/ou knowledge and belief. / we agree to immediately notify Buyer in writing of any changes that become known to me/us prior to closing. A seller(s) / we hereby certify that the Information disclosed above is complete and accurate to the best of my/ou spriors completed this form with information potentials belief signature A seller(s) / we hereby certify that that place on this form, in accordance with KRS 324.356(9).		fire or other disa	aster?	
g. Has this house ever had pets living in it? Explain: 4 dep auc. 1921-2022 h. Is this house in a historic district or listed on any registry of historic places? 13. ADDITIONAL INFORMATION DO you know anything else about the property that that should be disclosed to the Buyer? 14. Pola place provide details in the space provided, below. Attach additional sheets, as necessary. 15. do you know anything else about the property that that should be disclosed to the Buyer? 16. The place provide details in the space provided, below. Attach additional sheets, as necessary. 16. The place provide details in the space provided, below. Attach additional sheets, as necessary. 16. The place provide details in the space provided, below. Attach additional sheets, as necessary. 16. The place provide details in the space provided, below. Attach additional sheets, as necessary. 16. The place provide details in the space provided, below. Attach additional sheets, as necessary. 16. The place provide details in the space provided, below. Attach additional sheets, as necessary. 16. The place provide details in the space provided, below. Attach additional sheets, as necessary. 16. The place provide details in the space provided, below. Attach additional sheets, as necessary. 16. The place provided details in the space provided, below. Attach additional sheets, as necessary. 16. The place provided details in the space provided, below. Attach additional sheets, as necessary. 16. The place provided details in the space provided		lal an auton from at a		
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REC Form 402 12/2019 Seller Initials Date/Time Buyer Initials Date/Time	As Seller(s) I / we hereby certify the has completed this form with information the above-named agent harmless for any reseller Signature As Seller(s) I / we refuse to complete Signature The Seller(s) refuse(s) to complete Broker / Agent Print Name The Buyer(s) hereby certifies Buyer Signature	Date 1/30/22 nat my / our Real provided by me / epresentations the Date ete this form and Date this form or to a sthey have received Date	Seller Signature X Estate Agent, / us at my / our direction and request. I / hat appear on this form, in accordance wit Seller Signature X acknowledge that the Real Estate Agent v Seller Signature X cknowledge such refusal. Broker / Agent Signature X red a copy of this Seller's Disclosure of Pro Buyer Signature X	Date 7.31, 22 (print name) we further agree to hold th KRS 324.360(9). Date will so inform the Buyer. Date Date

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

SELLER'S DISCLOSURE OF PROPERTY CONDITION

	1. Residential purchases of new construction homes if a warranty is provided;	uirea for:				
	2. Sales of real estate at auction; or					
	3. A court supervised foreclosure	- V				
	Seller, you are asked to disclose what you know about the property you are selling					
	t be based on the best of your knowledge of the property you are selling, however se take your time to answer these questions accurately and completely.	r and wher	never you gain	ed tha	t know	ledge.
	erty Address					
	CCalls Mill Road - MODULAR HOME					
City	Table Tabl	State	Zip			
Lexin			40515			
PUR	POSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirement	ts of KRS 32	24.360 that ma	andate	s the "s	eller's
	osure of conditions" relevant to the listed property. This disclosure is based o					
cond	ition and the improvements thereon, however that knowledge was gained. This	disclosure	e form shall no	ot be a	warra	nty by
the S	seller or real estate agent and shall not be used as a substitute for an inspection of	or warrant	y that the pur	chaser	may w	ish to
	in. This form is a statement of the conditions and other information about the pro					
advis	ed, the Seller does not possess any expertise in construction, architecture, engine	eering, or a	any other spec	ific are	as rela	ted to
	construction or condition of the property or the improvements on it. Unless other					
	nspection of generally inaccessible areas such as the foundation or roof. The Bu	yer is enco	ouraged to ob	tain hi	s or he	rown
prote	essional inspections of this property.					
the destatement	RUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report a rdless of how you know about them or when you learned. (3) Attach additional plate and time of signing. (4) Complete this form yourself or sign the authorization e agent to complete this form on your behalf in accordance with KRS 324.360(9). (5. "not applicable." (6) If you truthfully do not know the answer to a question, marosing that changes one or more of your answers to this form after you have compagent or any potential buyer of the change in writing.	pages, if ne at the end 5) If an iten rk "unknov	ecessary, with of this form to n does not app vn." (7) If you	your so authory to you learn a	ignatur orize th our pro any fact	e and e real perty, prior
accur this s	ER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding rate to the best of my / our knowledge as of the date signed. Seller(s) authorize(statement to any person or entity in connection with actual or anticipated sale of the following information is not the representation of the real estate agent.	s) the real	estate agent t	o prov	ide a co	py of
	Answer all questions to the best of your knowledge. Attach add	ditional	sheets as ne	ecessa	ary.	
1. PR	ELIMINARY DISCLOSURES		N/A	YES	NO	UN- KNOWN
a.	Have you ever lived in the house?				K	
b.	List the date (month / year) you purchased the house. 2002					
c.	Do you own the property as (an) individual(s) or as representative(s) of a compar	ny?	Yes			
	Explain:					
d	To the best of your knowledge, has the house been used as a rental?				Ø	
e.	To the best of your knowledge, has this house ever been vacant (not lived-in) for	more thai	n \Box		Ø	
	three (3) consecutive months?					ч
f,	To the best of your knowledge, has this house ever been used for anything other residence?	than a			\boxtimes	
	Explain:					

Page 1 of 5 KREC Form 402 12/2019

Seller Initials

1300 7.31.22 Date/Time

Buyer Initials

PROI	PERTY ADDRESS: 823 McCalls Mill Road - MODULAR HOME, Lexington, KY 40515				
2 H	OUSE SYSTEMS			-	
_	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN-
a.	Plumbing			NO NO	KNOWN
b.	Electrical system		붐	図	
c.	Appliances			X	ᆷ
d.	Ceiling and attic fans	붐	-		
					図
_	1104-033-0479				
-					
				111-111	
К.			_=		
<u>l.</u>	200 m	<u> </u>	<u> </u>		ப
Plea	se explain any deficiencies noted in this Section:				
3. B	UILDING STRUCTURE	N/A	YES	NO	UN-
a.	Whether or not they have been corrected, state whether there have been problems affecting:				1010011
	1) The foundation or slab			X	
	2) The structure or exterior veneer				
	3) The floors and walls				
	4) The doors and windows				
b.					
		П	П	П	П
	W - 1/1/4				
		extrem	ely hea	vy rain	, etc.)
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	Σł	П	П	F
				XI	
<u></u>	a. Whether or not they have been corrected, state whether there have been problems affecting: 1) The foundation or slab 2) The structure or exterior veneer 3) The floors and walls 4) The doors and windows b. 1) To the best of your knowledge, has the basement ever leaked? 2) When was the last time the basement leaked? 3) Have you ever had any repairs done to the basement? 4) If you have had basement leaks repaired, when was the repair done? 5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) Explain: h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space? Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants)				
j.	fungi, etc.)?			図	
k.	Are you aware of any damage due to wood infestation?			X	
	1) Has the house or any other improvement been treated for wood infestation?	\exists		X	一片
	2) If yes, by whom?			1-71	
_	3) Is there a warranty?				
Plea:	se explain any deficiencies noted in this Section:				
1. RC	OOF	N/A	YES	NO	UN-
a.	How old is the roof covering? (write the age of the roof if known) replaced in 2014		TES		KNOWN
b.					౼
υ.	To the best of your knowledge, has the roof leaked at any time before you owned or lived at		X		
c.	the property?	図			
d.	When was the last time the roof leaked? before replaced				
e.	Have you ever had any repairs done to the roof?				
					النا
	Form 403 13/3010 WDB //N/2 755	-			
KEC	Form 402 12/2019 Selier Initials Date/Time Buyer Initials Date/Time				

ROPERTY ADDRESS: 823 McCalls Mill Road - MODULAR HOME, Lexington, KY 40515	N//	A Y	N	UN
f. Have you ever had the roof replaced?				
If so, when? 2014				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after ar	extremely h	eavy rair	ı, etc.)	
Explain:				
h. Have you ever had roof repairs that involved placing shingles on the roof instead of repl	^{acing} г] [×	
the entire roof covering? If so, when?	L	, ,		ш
Please explain any deficiencies noted in this Section:				
F LAND / DDAINACE				UN-
5. LAND / DRAINAGE	N/	A YES	NO NO	KNOW
a. Whether or not they have been corrected, state whether there have been problems affe			La	_
1) Soil stability				
2) Drainage, flooding, or grading			Ø	
3) Erosion		<u> </u>	Ø	
4) Outbuildings or unattached structures] [X	
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase	of flood	1 0	図	
insurance for federally backed mortgages?	·	٠	- 14	- 1
If so, what is the flood zone?				
ls there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoint.	oining C	1 0	X	
this property?		<u> </u>		
Please explain any deficiencies noted in this Section:				
6. BOUNDARIES	N/	'A YES	NO	UN- KNOM
a. Have you ever had a staked or pinned survey of the property performed?	×			Г
b. Are you in possession of a copy of any survey of the property?	Ē		Ē	
c. Are the boundaries marked in any way?	Ē		Ħ	Ē
Explain:	il.			
d. Do you know the boundaries?		П	П	
Explain:		ט נ		
e. Are there any encroachments or unrecorded easements relating to the property?		ТП		
Explain:		<u> </u>		=2
7. WATER		A WEG	No	UN-
	N/	A YES	NO	KNOW
a. Source of water supply:			F-71	_
b. Are you aware of below normal water supply or water pressure?				
c. Has your water ever been tested? If so, attach the results or explain.			Ø	
Explain:				UN-
B. SEWER SYSTEM	N/	A YES	NO	KNOW
a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility				
2. Category II: Private Treatment Facility				
3. Category III: Subdivision Package Plant				
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)				
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal				
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment				
7. Category VII: No Treatment/Unknown				Ē
Name of Servicer:				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):				
Date of last inspection (septic): 2002 Date last cleaned (septic):				
c. Are you aware of any problems with the sewer system?			×	
Please explain any deficiencies noted in this Section:				
rease explain any deficiencies floted iff this section;				
age 3 of 5 wDB MB 7.31.22 1300				
age 3 of 5 WDB M/2 7.31, 22 1300				

J. L	CONSTRUCTION / REMODELING	NI/A	VEC	NIC	UN-
		N/A	YES	NO	KNOW
a.	Have there been any additions, structural modifications, or other alterations made?	H		H	
b.	If so, were all necessary permits and government approvals obtained?	_⊔_		ш	
10	Explain:	N/A	VEC	NO	UN
	HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	KNOV
a.	1) Is the property subject to rules or regulations of a HOA?		ш	М	<u> </u>
	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?	П		[7]	_
υ.				Q	
_	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate		п	N7	
C.	Are you aware of any condition that may result in an increase in taxes or assessments?	Ц		\boxtimes	
d.	Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?			Ø	
_					-
e.	Are there any pet or rental restrictions?	Ш		ΙŻĮ	
	Explain:				
11.	HAZARDOUS CONDITIONS	N/A	YES	NO	UN
	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or		Harry .		KNO
a.	abandoned wells on the property?			X	
	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,	_	_		_
b.	water contamination, asbestos, the use of urea formaldehyde, etc.)		Ш	Ø	
	ry purchaser of any interest in residential real property on which a residential dwelling was built p n property may present exposure to lead from lead-based paint, which may cause certain health ris		19/8 IS	notitie	d tha
_	Was this house built before 10702			ΓQ	_
C,	Was this house built before 1978?			I⊠	
c. d.	Are you aware of the existence of lead-based paint in or on this house?			X	
d.	Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT			X	
d. Rado	Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie	nt quar	utities,	may p	rese
d. Rado neal	Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie lth risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing the sum of the s	nt quar	utities,	may p	reser
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d. Rado neal /isit e. f.	Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie lth risks, including lung cancer. The Kentucky Department for Public Health recommends radon test chfs.ky.gov and search "radon." 1) Are you aware of any testing for radon gas? 2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT	nt quar	atities, r more	may prinform	reser
d. Radoneal visit e. f.	Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie lth risks, including lung cancer. The Kentucky Department for Public Health recommends radon test chfs.ky.gov and search "radon." 1) Are you aware of any testing for radon gas? 2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of methal	nt quarting. For	atities, more	may prinform	reserration
d. Radoneal visit e. f.	Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie th risks, including lung cancer. The Kentucky Department for Public Health recommends radon test chfs.ky.gov and search "radon." 1) Are you aware of any testing for radon gas? 2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of methaten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4	nt quarting. For	atities, more	may prinform	reservation
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	PERTY ADDRESS: 823 McCalls Mill Road - N	MODULAR HOM.	L, Lexington, K1 40515	
	Explain:			
				N/A Y N UKI
e.	Has this house ever been damaged by fire	e or other disasto	er?	
_	Explain:			
f.	Are you aware of the existence of mold o	r other fungi on		
g,	Has this house ever had pets living in it? Explain:		Dogs	
h.	Is this house in a historic district or listed	on any rogistry	of historic places?	· 🗷 🗆 🗆 🗆
_	ADDITIONAL INFORMATION	on any registry t	of historic places:	I NIA VEC NO UN-
	ou know anything else about the property	that that should	he disclosed to the Buyer?	INJA TES NO KNOW
	s, please provide details in the space provide			
			* NATI	ONAL REGISTER IRAL HISTORIC DISTRICT
	ELLER(S) CERTIFICATION (CHOOSE ONE)			
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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
- 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.

P	roi	ner	tν	Ad	dr	ess

823 McCalls Mill Road - BOONE/REAR CABIN

City	State	Zip
Lexington	KY	40515

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.

	whose an questions to the best of your knowledge. Attach additional site	513 a3 110	CCC330	μi y.	
1. P	RELIMINARY DISCLOSURES	N/A	YES	NO	NOWN
a.	Have you ever lived in the house?			Ø	
b.	List the date (month / year) you purchased the house.				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain:				
d.	To the best of your knowledge, has the house been used as a rental?			⊠	
e,	To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?		ß		
f.	To the best of your knowledge, has this house ever been used for anything other than a residence?		X		
	Explain: Gathering Place				

Page **1** of **5** KREC Form 402 12/2019

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13,06 7.31.22 Date/Time Buyer Initials

2 114	OLICE CVCTENIC				-
	OUSE SYSTEMS	i			U
	ther or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	KNC
a.	Plumbing			X	<u>L</u>
b.	Electrical system			M	
C.	Appliances	X			E
d.	Ceiling and attic fans			×	_[
e,	Security system	X			
f	Sump pump	X.			[
g.	Chimneys, fireplaces, inserts			X	
h.	Pool, hot tub, sauna	X			- 2
i.	Sprinkler system	X			
j.	Heating system age of system:			X	
k.	Cooling/air conditioning system age of system:	20			
l.	Water heater age of system:	X			
leas	e explain any deficiencies noted in this Section:				
DI	III DINC CTRUCTURE				U
	Whather or not they have been corrected at the wheel have been been been been been been been be	N/A	YES	NO	KN
a.	Whether or not they have been corrected, state whether there have been problems affecting: 1) The foundation or slab	<u> </u>			-
					_[
	2) The structure or exterior veneer Since Restered			X	_[
	3) The floors and walls			区	[
_	4) The doors and windows			X	
b.	1) To the best of your knowledge, has the basement ever leaked?				
	2) When was the last time the basement leaked?				
	3) Have you ever had any repairs done to the basement?			X	
	4) If you have had basement leaks repaired, when was the repair done?				
_	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an	extrem	ely hea	vy rain	, et
	Explain:				
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?			X	Ę
i.	Are you aware of any damage to wood due to moisture or rot? Inspected by All Pile			X	Ι
j.	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants)	_		152	_
J:	fungi, etc.)?			X	
k.	Are you aware of any damage due to wood infestation?			K	
	1) Has the house or any other improvement been treated for wood infestation?				[
	2) If yes, by whom?				
	3) Is there a warranty?				
eas	e explain any deficiencies noted in this Section:				_
RO	OF	N/A	YES	NO	U
	How old is the roof covering? (write the age of the roof if known) 2604				KNO
	Has the roof leaked at any time since you have owned or lived at the property?	ᆸ		X	Ī
	To the best of your knowledge, has the roof leaked at any time before you owned or lived at	2000			- 25
	the property?				
	When was the last time the roof leaked?				_
l.					
	Have you ever had any repairs done to the roof?		П	16	Г

f. Have you ever had the noof replaced? Only Volton Yes Volton	PROI	PERTY ADDRESS: 823 McCalls Mill Road - BOONE/REAR CABIN, Lexington, KY 40515				
E. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) Explain:	f.	Have you ever had the roof replaced? (Only when restored)			X	
Explain: Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? Please explain any deficiencies noted in this Section: S. LAND / DRAINAGE		If so, when?				
Explain: Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? Please explain any deficiencies noted in this Section: S. LAND / DRAINAGE	g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	ly heav	v rain.	etc.)	
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7. Category VII: No Treatment/Unknown Name of Servicer: b. For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): C. Are you aware of any problems with the sewer system? Please explain any deficiencies noted in this Section: Page 3 of 5 Date Iast cleaned (septic): Date last cleaned (septic): Date Iast Cleaned (septic):						
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Date of last inspection (septic): C. Are you aware of any problems with the sewer system? Please explain any deficiencies noted in this Section: Page 3 of 5 PAGE 5	D.					
c. Are you aware of any problems with the sewer system? Please explain any deficiencies noted in this Section: Page 3 of 5 PAGE 5 - WAR 12/200						
Please explain any deficiencies noted in this Section: Page 3 of 5 PAGE 13 10 10 10 10 10 10 10 10 10 10 10 10 10			_	-	_	
Page 3 of 5 WOB MB 7.31,22 1300		The same of the sa	Ц	_Ц_	Ц	Ш
(PEC 5-1111-1402-1402-1402-1402-1402-1402-1402	rieas	e explain any deficiencies noted in this Section:				
(PEC 5-1111-1402-1402-1402-1402-1402-1402-1402	Page 3	3 of 5 WOB MB 7.31,22 1300				
	KREC	F 402 42 /2040				

0 -					
y. (CONSTRUCTION / REMODELING	N/A	YES	NO	KNO
а.	Have there been any additions, structural modifications, or other alterations made?				
b.	If so, were all necessary permits and government approvals obtained?		⊡		
	Explain: Restraction Only				
<u> 10.</u>	HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	KNO
a.	1) Is the property subject to rules or regulations of a HOA?			X	
	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?	乙		34	
_	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?	Z			
d.	Are any features of the property shared in common with adjoining landowners, such as walls,	[2]	П	П	
_	fences, driveways, etc.?				
e.	Are there any pet or rental restrictions?	X			
_	Explain:				
1	HAZARDOUS CONDITIONS	NI/A	WEG		U
	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	N/A	YES	NO	KNO
a.	abandoned wells on the property?)
_	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,		100	22-23	-
b,	water contamination, asbestos, the use of urea formaldehyde, etc.)			\times	
С.	Was this house built before 1978? Restration			X	
ucl	ry purchaser of any interest in residential real property on which a residential dwelling was built p In property may present exposure to lead from lead-based paint, which may cause certain health ris	rior to 1	.9/8 15	пошпе	a tn
d.	Are you aware of the existence of lead-based paint in or on this house?	屵	H	<u> </u>	
u.	RADON DISCLOSURE REQUIREMENT				
lad	on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficien	nt quan	itities	may ni	rese
	Ith risks, including lung cancer. The Kentucky Department for Public Health recommends radon test				
	chfs.ky.gov and search "radon."				
ısıt	1) Are you aware of any testing for radon gas?				
				Ø	С
e.	2) If yes, what were the results?	K		Ø	
2,	2) If yes, what were the results? 1) Is there a radon mitigation system installed?	×	H] [
<u>.</u>	2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly?	K		Ø]] [
e. f.	2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT	M M			
e. f.	2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of metha	☑ ☑ ☑ amphet	amine	⊠ □ □	[[[ma
f. pr	2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of methaten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4	☑ ☑ ☑ amphet	amine	⊠ □ □	[[[ma
f. pr	2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of methaten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 lose methamphetamine contamination is a Class D Felony under KRS 224.99-010.	mphet	amine	⊠ □ □	E mal
f. pr	2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of methaten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 lose methamphetamine contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methamphetamine?	imphet 7:200.	amine Failure	MUST e to pro	E mal
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f. f. pr /rittiscl g. 2. f	2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of methaten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 lose methamphetamine contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: MISCELLANEOUS Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property	mphet 7:200.	amine Failure	MUST c to pro	make oper
f. prittiscl	2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of methaten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 lose methamphetamine contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: MISCELLANEOUS Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	mmphet 17:200.	amine Failure	MUST to pro	C C mal

	Explain:	BOONE/REAR CA		Hemitgeon III 10010				
	Explain.							
e.	Has this house ever been damaged by fi	re or other disast	er?				Z	
	Explain:							
f.	Are you aware of the existence of mold	or other fungi on	the	property?			Z	
g.	Has this house ever had pets living in it?						X	
	Explain:							
	Is this house in a historic district or listed	d on any registry	of his	storic places?	Д			
	DDITIONAL INFORMATION				N/A	YES	NO	KNOV
	ou know anything else about the propert							
ı yes	, please provide details in the space prov	ided, below. Att	acn a	idditional sneets, as necessary.				
14. SI	ELLED/S) CERTIFICATION / GLOGES ONT)						а	
	ELLER(S) CERTIFICATION (CHOOSE ONE)							
Z	As Seller(s) I / we hereby certify that							
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Z cnow so clo	As Seller(s) I / we hereby certify that ledge and belief. I / we agree to immed sing.	diately notify Buy	er in	writing of any changes that be		wn to n	ne / us	
now o clo	As Seller(s) I / we hereby certify that ledge and belief. I / we agree to immed sing. Signature	Date	Se Se	writing of any changes that be		wn to n	ne / us ate	pric
cnow so clo Seller	As Seller(s) I / we hereby certify that ledge and belief. I / we agree to immed sing.	diately notify Buy	er in	writing of any changes that be		wn to n	ne / us	pric
know to clo Seller X V	As Seller(s) I / we hereby certify that ledge and belief. I / we agree to immed sing. Signature	Date 7/so/2-z t my / our Real Esovided by me / u	Se X State	eller Signature Agent, my / our direction and request	t. I/we fu	D (ne / us ate 7.31. print n	prio
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now o clo eller (As Seller(s) I / we hereby certify that ledge and belief. I / we agree to immedising. Signature As Seller(s) I / we hereby certify that ompleted this form with information probove-named agent harmless for any rep	Date 7/50/2-2 t my / our Real Estovided by me / uresentations that	Se X State is at	eller Signature Agent, my / our direction and request pear on this form, in accordance	t. I/we fu	D (rther a	ne / us ate 7.3/. print n gree to 0(9).	pric 22 ame
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Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

SELLER'S DISCLOSURE OF PROPERTY CONDITION

ı	This form applies to residential real estate sales and purchases. This form is	not required to	•	
l	 Residential purchases of new construction homes if a warranty is pr 	ovided;		
ı	2. Sales of real estate at auction; or			
l	3. A court supervised foreclosure			
l	As a Seller, you are asked to disclose what you know about the property you a	are selling. Your a	inswers to the questions in this	form
	must be based on the best of your knowledge of the property you are selling,	, however and w	nenever you gained that knowl	edge.
	Please take your time to answer these questions accurately and completely.			
l	Property Address			
	823 McCalls Mill Road - BARN CABIN			
	City	State	Zip	
	Lexington	KY	40515	
	PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the req	uirements of KRS	324.360 that mandates the "se	eller's
	disclosure of conditions" relevant to the listed property. This disclosure is			
	condition and the improvements thereon, however that knowledge was gai	ned. This disclos	ure form shall not be a warrar	ity by
l	the Seller or real estate agent and shall not be used as a substitute for an ins	spection or warra	anty that the purchaser may w	ish to
	obtain. This form is a statement of the conditions and other information abou	it the property kr	nown by the Seller. Unless othe	rwise
	advised, the Seller does not possess any expertise in construction, architectu			
	the construction or condition of the property or the improvements on it. Un			
	any inspection of generally inaccessible areas such as the foundation or roo			
	professional inspections of this property.	22, 2 2		
ı	INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2)			
ľ	regardless of how you know about them or when you learned. (3) Attach ad			
	the date and time of signing. (4) Complete this form yourself or sign the authorized the date and time of signing.			
	estate agent to complete this form on your behalf in accordance with KRS 324.	.360(9). (5) If an it	tem does not apply to your prop	perty,
	mark "not applicable." (6) If you truthfully do not know the answer to a ques	ition, mark "unkr	nown." (7) If you learn any fact	prior
	to closing that changes one or more of your answers to this form after you h	ave completed a	nd submitted it, immediately i	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 nu	onerty. This information is true	e and
	accurate to the best of my / our knowledge as of the date signed. Seller(s) at		• •	
	and the state of the four fills and the state of the stat	2 5110 1120(3) tile 16	an estate agent to provide a co	יף עקי

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 Have you ever lived in the house? \boxtimes List the date (month / year) you purchased the house. 2006 Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: To the best of your knowledge, has the house been used as a rental? 図 To the best of your knowledge, has this house ever been vacant (not lived-in) for more than 区 three (3) consecutive months? Its just 1 room (nothing but 6 pen space) To the best of your knowledge, has this house ever been used for anything other than a Ø residence? Explain:

Page 1 of 5	
KREC Form 402	12/2019

Seller Initials

7.31.22 1330 Date/Time



	HOUSE SYSTEMS				
_	nether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN
а.	Plumbing	M			KNO
b.	Electrical system		<u> </u>	Ø	Ē
С,	Appliances	X			Ē
d.	Ceiling and attic fans		H	Z	Ē
e.	Security system	M	Ħ		Ė
f.	Sump pump	<u> </u>	H		Ē
g.	Chimneys, fireplaces, inserts		븝	⊠	Ė
<u>ь.</u> h.	Pool, hot tub, sauna		ö		Ė
i.	Sprinkler system		-	-	Ė
	Heating system age of system: 22006		H	<u> </u>	_
_ <u>j.</u> 		×	붑		E
<u>k.</u>			H	님	
<u>l.</u>	-6	X			
Plea	ase explain any deficiencies noted in this Section:				
3. B	BUILDING STRUCTURE	N/A	YES	NO	UN
a.	Whether or not they have been corrected, state whether there have been problems affecting:	.47		.,,,	KNO
	1) The foundation or slab			K	
	2) The structure or exterior veneer			☑	Ē
	3) The floors and walls	Ħ			Ē
	4) The doors and windows	H	H	<u>Z</u>	Ē
b.	1) To the best of your knowledge, has the basement ever leaked?	M	H		Ē
<i>D</i> .	2) When was the last time the basement leaked?	12.54		P	
	3) Have you ever had any repairs done to the basement?	Ø			Г
	4) If you have had basement leaks repaired, when was the repair done?	123			- Ann
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an e	extrem	elv hea	vv rain	. etc
	Explain:			.,	,
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?			X	Ţ
ia.	Are you aware of any damage to wood due to moisture or rot?		ö	X	
- Iac	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants,			I	
ja	fungi, etc.)?			X	
k.	Are you aware of any damage due to wood infestation?			X	
	1) Has the house or any other improvement been treated for wood infestation?	Ħ		Ø	
	2) If yes, by whom?			ш	
	3) Is there a warranty?				
_	ase explain any deficiencies noted in this Section:				
ا ^ہ ا	-				
Plea					
Plea					
	OOF	N/A	YES	NO	UN
	OOF How old is the roof covering? (write the age of the roof if known) *2006	N/A	YES	NO 🗆	
I. R a.					KNO
l. R a. b.	How old is the roof covering? (write the age of the roof if known)				KNO
I. R a.	How old is the roof covering? (write the age of the roof if known) ** 2006 Has the roof leaked at any time since you have owned or lived at the property? To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?				KNO
l. R a. b.	How old is the roof covering? (write the age of the roof if known) ** ** ** ** ** ** ** ** ** ** ** ** **				KNO

PROF	PERTY ADDRESS: 823 McCalls Mill Road - BARN CABIN, Lexington, KY 40515				
f.	Have you ever had the roof replaced?			X	
	If so, when?				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	y heav	y rain,	etc.)	
	Explain:				
h	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing	П		Z	
115	the entire roof covering? If so, when?	ш		Z3	
Plea	se explain any deficiencies noted in this Section:				
5. L/	AND / DRAINAGE	N/A	YES	NO	UN-
a.	Whether or not they have been corrected, state whether there have been problems affecting:				
	1) Soil stability	X			
	2) Drainage, flooding, or grading	X			
	3) Erosion	X			
	4) Outbuildings or unattached structures	X			
h	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood			128	
b _∗	insurance for federally backed mortgages?			X	
	If so, what is the flood zone?				
_	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining		П	×	
C.	this property?	ш		ı	
Plea	se explain any deficiencies noted in this Section:				
6. B	DUNDARIES	N/A	YES	NO	UN- KNOWN
a.	Have you ever had a staked or pinned survey of the property performed?	X			
b.	Are you in possession of a copy of any survey of the property?	X			
C.	Are the boundaries marked in any way?	X			
	Explain:				
d.	Do you know the boundaries?	X			
	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?	X			
	Explain:				
7. W	ATER	N/A	YES	NO	UN- KNOWN
a.	Source of water supply:				
b.	Are you aware of below normal water supply or water pressure?	X			
c.	Has your water ever been tested? If so, attach the results or explain.	X			
	Explain:				
8. SE	WER SYSTEM	N/A	YES	NO	UN- KNOWN
a.	Property is serviced by:				
	1. Category I: Public Municipal Treatment Facility			X	
	2. Category II: Private Treatment Facility			X	
	3. Category III: Subdivision Package Plant			V	
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)			X	
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal			X	
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system			X	
	7. Category VII: No Treatment/Unknown			X	
	Name of Servicer:				
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer):				
	Date of last inspection (septic): Date last cleaned (septic):				
c.	Are you aware of any problems with the sewer system?				
Pleas	e explain any deficiencies noted in this Section:				
	3 of 5 ups MB_ 7.31.22 1330				
KREC	Form 402 12/2019 Seller Initials Date/Time Buyer Initials Date/Time				

^ -					
9. C	CONSTRUCTION / REMODELING	N/A	YES	NO	UN- KNOW
a.	Have there been any additions, structural modifications, or other alterations made?			X	
b.	If so, were all necessary permits and government approvals obtained?				×
	Explain:				
10.	HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	KNOV
a.	1) Is the property subject to rules or regulations of a HOA?			X	L
	2) If yes, what is the yearly assessment?				
	3) HOA Name:				
	HOA Primary Contact Name:				
h	HOA Primary Contact Phone No.:		_	128	_
b.	Is the property a condominium?		_Ц_	X	L
_	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate		_	[77]	_
C.	Are you aware of any condition that may result in an increase in taxes or assessments?			K	
d.	Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?			X	Е
_		区			-
e.	Are there any pet or rental restrictions? Explain:	K	Ц		
_	схрівін.				
1.	HAZARDOUS CONDITIONS	N/A	YES	NO	U
	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	No. on the	123	110	KNO
a.	abandoned wells on the property?	\boxtimes			
	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,	-		_	
b,	water contamination, asbestos, the use of urea formaldehyde, etc.)	\boxtimes		\Box	
c.	Was this house built before 1978?	M			
	h property may present exposure to lead from lead-based paint, which may cause certain health ris		п		-
d.	Are you aware of the existence of lead-based paint in or on this house?	X	П		
	RADON DISCLOSURE REQUIREMENT				
	on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie		ntities,	may p	rese
eal	on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie Ith risks, including lung cancer. The Kentucky Department for Public Health recommends radon test		ntities,	may p	rese
eal isit	on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie Ith risks, including lung cancer. The Kentucky Department for Public Health recommends radon test chfs.ky.gov and search "radon."	ting. Fo	ntities, r more	may pi inform	rese atio
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_	Explain:		0	ton, KY 40515				
e.	Has this house ever been damaged	by fire or other disa	ster?		П	П	Ø	-
	Explain:					Ħ	<u> </u>	Ē
f.	Are you aware of the existence of r	mold or other fungi o	n the	property?			X	
g.	Has this house ever had pets living	in it?					Z	
	Explain:							
h.	Is this house in a historic district or	listed on any registr	y of his	storic places?	×			
	ADDITIONAL INFORMATION				N/A	YES	NO	KNOW
	ou know anything else about the pro s, please provide details in the space						X	L
	ELLER(S) CERTIFICATION (CHOOSE ON							
_	As Seller(s) I / we hereby certify	that the information						
nov		that the information						
nov o clo	As Seller(s) I / we hereby certify vledge and belief. I / we agree to in	that the information	uyer in			wn to n		
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SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS $^{\tiny{\textcircled{\scriptsize 0}}}$

*see attached sheet

PR	OPERTY ADDRESS: 823 McCalls Mill Road, Lexington, KY 40515	DAT	E:				
PΙε	ease answer all questions. Mark yes or no to all questions. If answer is yes, please exp						
1.	W. Proc. As. 10 Let 100 CIV. Co. 10 CONTROL OF SECURIOR STATE OF	Yes	No	Unknown			
	Are you aware of any problems affecting: (a) Electrical wiring thermostat master bath floor (b) Air Conditioning	<u>M</u>					
	(c) Plumbing/Septic fish bath tailet runs	X	苴	甘			
	(e) Pool/Hot tubs/Sauna Lover needs replacing	X	**	\exists			
	(a) Electrical Wiring (b) Air Conditioning (c) Plumbing/Septic (d) Heating (e) Pool/Hot tubs/Sauna (f) Appliances (f) Appliances (g) Doors and windows 5 heet MAIN RESIDENCE - FOLINDATION	XXXXX	日	\blacksquare			
2	(a) Are you aware of any problems concerning the basement?		X	П			
	(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?		X X	=			
3.	(c) Are you aware of any defects or problems relating to the foundation?						
	(a) Has the roof ever leaked? flashing replaced (b) Has the roof ever been repaired? (c) Do you know of any problems with the roof.	N N	\blacksquare	H			
4.	(c) Do you know of any problems with the roof		X				
	(a) Was residence built before 1978?		X				
	(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 the contract that does not include a "Disclosure of Information and Acknowledgement of the contract that does not include a "Disclosure of Information and Acknowledgement of the contract that does not include a "Disclosure of Information and Acknowledgement of the contract that does not include a "Disclosure of Information and Acknowledgement of the contract that does not include a "Disclosure of Information and Acknowledgement of the contract that does not include a "Disclosure of Information and Acknowledgement of the contract that does not include a "Disclosure of Information and Acknowledgement of the contract that does not include a "Disclosure of Information and Acknowledgement of the contract that does not include a "Disclosure of Information and Acknowledgement of the contract that does not include a "Disclosure of Information and Acknowledgement of the contract that does not include a "Disclosure of Information and Acknowledgement of the contract that does not include a "Disclosure of Information and Acknowledgement of the contract that does not include a "Disclosure of Information and In	nt					
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protest Your Family From Lead in Your Home".)						
5.	DRAINAGE		153	-			
_	(a) Is this property located in a flood plain zone?(b) Has the property ever had a drainage, flooding or grading problem?	旹	X	片			
о.	BOUNDARIES (a) Have you ever had a survey of your property?	×		□			
	(b) Do you know the boundaries of your property?(c) Are the boundaries of your property marked in any way?	XX XX	\blacksquare				
	(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?		<u> </u>	П			
	(e) Is there any common fencing? If yes, explain any agreement and common						
7	maintenance(f) Any improvements shared in common with adjoining or adjacent properties? HOMEOWNER'S ASSOCIATION		Z	古			
, .	(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	П	X				
8.	WATER	N7	_				
	(a) Are all the improvements connected to a public water system?(b) IF NOT, please state your water sources and explain.			—			
	(c) Has your water system ever gone dry? If yes, explain	H	X	片			
9	(e) Is your water supply shared with anyone else?		X				
•	(a) Are you aware of any problems affecting any of the mechanical systems, structure		\square	_			
	Or roof on any of the auxiliary houses?	占	旹	\Box			
	(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 Acknowledgemer	nt					
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protest Your Family From Lead in Your Home".)						
10.	BARNS/OUTBUILDINGS						
	(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?	X					
FOR	M 035 - front black barn rolled up a couple	-	Rev	/ised 8/06			
	of and panels		. 18:	(3)			
υĐ	orm 035 - front black barn rolled up a couple Revised 8/06 recent storm rolled up a couple Revised 8/06 - Bach Black Barn - link from wind damage - repaired / side penels - Bach Black Barn - link from wind damage - repaired / need repair						

11 111111111111111111111111111111111111	Yes	No	Unknown				
11. UTILITIES (a) Are you aware of the location of the following underground utilities?							
1) Water lines	\boxtimes						
2) Electric lines	X						
3) Natural Gas/Propane	X	in general	무				
4) Telephone lines	H	-	H				
(b) If you answered yes to any of the above, can you furnish a diagram of same?	*	Ħ	Ħ				
12. MISCELLANEOUS	4:	× (0.0)					
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos		in general	_				
materials used in construction?	Ш						
regulations relating to this property?	П	Ø					
(c) Are you aware of any Radon test being performed on this property?	Ħ	<u> </u>	품				
(d) Are you aware of any existing or threatened legal action affecting this property?							
(f) Are there any assessments other than property assessments that apply to this		A12-1-20					
property?(g) Are you aware of any damage due to wood infestation? theated beams	井	井	볼				
(h) Have the house and/or other improvements ever been treated for wood.	_ X.						
infestation? If yes, when and by whom? 1981 wood horers in old beam	N 20		П				
infestation? If yes, when and by whom? 1981 wood borers in old beam (i) Are you aware of any underground storage tanks?		古	X				
(j) Are you aware of any past or present chemical contamination to the soil	_		_				
and/or water on this property? (k) Are you aware of any dumps on the property, present or past? Cleaned up	H	H	<u>X</u>				
(I) Are any sink holes being used as a dump?	-19	片	++				
(m) To your knowledge, has the property been used for anything besides							
agricultural purposes?		Ø	\Box				
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?		X					
(o) Have you ever had a soil analysis done?		11					
(p) Are you aware of any other fact, conditions or circumstances which may affect							
the desirability of this property?		X					
(q) Are you aware of any cemeteries, burial grounds or burial sites located on	_						
or within the boundaries of this property?							
13. If the answer was "yes" to any of the above questions, please explain.							
THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE $oldsymbol{A}$	HIS INF	ORMATION I	S				
PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INF	ORMAT	ION IS BELLI	EVED TO				
BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.							
map 7.24.22 1200 11d 1/m	7/2	4/22	12,01				
SELLER DATE TIME SELLER	DA	Water Services	TIME				
IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTI	CE TO 1	THE BUYER T	HAT THE				
SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS	FORM.						
BROKER/AGENT: DATE:	-ΠI	ME					
		-					
(WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".							
BUYER DATE TIME BUYER	177	(TE	TIME				
		P. P. Olive	LALTE				

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

Supplemental Answers to Disclosures

Main Residence

House Systems

- a. Plumbing Regular servicing of toilets, such as changing out flappers and flush mechanisms. Have had one blockage of a drain in the new kitchen that was cleared about 8 years ago. Had a pipe freeze in old side great room about 39 years ago (this was an outside spicket). Replaced floor in great room at that time, after drying out the area. Put in a shut off valve to solve the problem. Had a pipe split on the tub in the old side master bath. This was replaced.
- b. Electrical system- no issues to our knowledge. Electric systems were replaced and upgraded when the new addition was built. Did add a box for the outdoor jacuzzi, when it was purchased (2008 or so). Heated bathroom floor works if box not altached
- Appliances- Have had all recalls on Viking appliances taken care of by certified Thermostat replace technicians (door hinge modifications). The right side Viking refrigerator had a board go bad and was replaced. It is missing a drawer cover missing. The wine cooler had a board go bad, and the cooling system was revamped about € years ago (by Trend, from whom we purchased the units). Ice makers have been serviced several times over the 20+ years. The unit in the old kitchen was replaced. All of the non-Viking and Bosch appliances are under a Sears Protection Agreement and in working order.
- d. Floors and Walls- There are two places that need repair. The first is the drywall in the stairway between the master bedroom and the landing (water leak, see below), which we are in process of repairing. There is a warp in the wood floor of the Great Room from a water leak when the houses were joined together. We do not plan to repair as it is minor. At the same time, there was some leaking on the Great Room rock wall, which has dried. There was a small water encroachment from an electrical conduit of an old Cband satellite dish. You can see where this happened, but the conduit was covered and it was no longer a problem.
- e. *Doors and Windows- One or two of the Pella windows in the garage in the old house have blinds incorporated between the double panes that have to be manually adjusted, as the mechanism to change the blinds is no longer effective.
- f. Ceiling and attic fans- Never used the attic fan installed in the old side of the house. It has insulation in it to reduce heat loss.
- g. Security System-Replaced Alarm batteries regularly. Discontinued use of cameras after the unit had an electrical component failure.
- h. Sump Pump Have drain lines in new crawl space, that now have a low spot due to settling. Fuse a small electrical pump, usually once a year and pump out these lines as needed. Gould install an automatic sump pump. This problem was just confirmed last winter. DONE

luft side freezer top

twindow in great 1 with very heavy recaulking

- i. Chimneys, etc- The fireplace in the new kitchen has never been used.
- j. Pool, hot tub, etc Hot Tub/Jacuzzi Need new top
- k. Sprinkler System- serviced at beginning and end of each season. Have replaced a couple of sprinker heads that were hit while mowing over the years. Currently furned off
- I. Heating/Cooling, etc- replaced a thermostat. Have had regular service by the company that installed. Have replaced several of the outside units over the last 40 years.
- 2. Foundations/Structure
- 3. Roof There was a new metal roof installed when the house expansion took place (2004 ish)
 - a. Age All replaced in 2004
 - b. Leaking- 1. Has leaked around 2 skylights on back porch when installed, until repaired. Leaked around one skylight in attic space, until repaired. Leaked one time around the skylight in the main hall until repaired. There has not been further leaking around skylights. All work was done by the company that installed the roof. There was a leak where the two parts of the house join together (steps onto old landing and fireplace in old Great Room). This area leaked about years ago and the caulking/flashing was redone (by the company who installed the roof). 2. Last time- about years ago, see above.
 - c. Repairs- repaired leaks, mostly right after installation (additional flashing added)
- 4. Land/drainage When we have excessive rain (usually over 3-4" in a short time, there can be temporary ponding of water next to the driveway at the gate (there is a drainage pipe under the driveway, it just takes a few hours to relieve). In addition, there has been standing water in the field behind the barn near front gate and in the large cattle field on the Grimes Mill Rd side, when we have a lot (over 4") of rain in a short time. This dissipates within a few hours.
- 5. Boundaries- Only one easement, relating to the water line: We are in discussions with Kentucky American to move the water service (on the McCalls Mill Side) to reduce a lengthy section of water line (a main water line has been installed down McCalls Mill Road and we can tap on near the front gate). This will shorten the water line by over 800 feet.
- 6. Water- Pressure was running slightly below normal a course years ago, but has been no problem since (this was only noticed by the distance the sprinkler heads could shoot water and never a problem otherwise).
- 7. Sewer System-There are 2 septic systems at the Main House. The first was circa 1983 when the original house was constructed. For the first one, it was pumped out 1 time after about 10 years of use. This is before we used Ridx regularly. The second system was installed when the addition was built (2004). We have used Ridx and had no issues since. The dates of inspections would have been when installed.
- 8. Construction/Remodeling- The major home addition was in 2004 and there was extensive remodeling at that time on the older side. Various changes included painting the entire house, installing heated tile floor in art room (old kitchen), installing freestanding propane gas stove (used for heat, externally vented), transforming greenhouse into sun room (replaced deck (now Trex), replacing sliding glass doors with windows, installing high R-value glass). The upstairs laundry room in old house was converted into a bedroom.
- 9. Homeowners Assn- None

Brow

- 10. Miss- (d) There is an old well near the front entrance. We do not use it, but have a manual pump that did work. There were three old outhouses on the property purchased in 1981. They were torn down and filled. There was probably an outhouse by the back cabin, but location is unknown. There is an old cistern at the back cabin. Filled.
 - (e, f & g) The home has been treated by All Rite Pest Control since inception, including regular termite treatment. We discovered years ago some Wood Borers in the beams in the Great Room. All Rite treated the beams and no further evidence has been seen.
 - (o) As the exterior paint has aged, mildew has formed on the painted surface (cosmetic issue). treated with Chlorox and repainted

 Issue * with that particular paint.

Bron

Mobile Home - McCalls Mill Side

This home was purchased from Clayton Mobile Homes in Richmond in about 2002.

3. Roof – Roof was replaced in 2014.

Back Cabin

This cabin is not used as a residence, just a meeting place on the farm. It was completely restored in 2004 time frame. At the time, only the outside logs and two chimneys were standing.

- 1. House systems
 - a. Plumbing-There is a composting toilet that has never been used.
 - b. Electrical- a panel extended from the barn
- 2. Foundations, etc
 - a. This cabin was completely rebuilt.
 - b. Complete rebuild

Barn Cabin

This was built/constructed in three stages. The original barn apartment was built in 1984 when the barn was built. The next two structures were added in 2003/4. The first is just a storage area, that can be used as a bedroom and the second is a log cabin purchased from a site in Athens and brought to its current location and restored. That structure is just used as a meeting place/exercise area.

- 1. House systems
 - a. Plumbing- the shower was redone in 2004 with leftover tile from the house.
 - b. Electrical- just extended from the original barn apartment
 - I. Wood stove and electric baseboard heat
 - m. Window a/c units have been used from time to time. Now does not work.
- 8. Constructions/Remodeling The initial construction was done by my father (part owner in the farm), who owned a commercial construction company. I have no knowledge of the permits or approvals. My father was in charge of farm construction and maintenance.

Brown

Mobile Home - Grimes Mill Side

This mobile home was purchased as part of farm purchased on the Grimes Mill Side in around 2000/1. We have no real knowledge about this trailer, except that it is quite old.

Property History

The McCalls Mill farm was purchased in 1981, with the Grimes Mill side purchased in 2000.

10 a. Shed extension on back of main horse barn has a minor leak into the wash stall. All others are unknown.

Bron-