

# 3444 NEWTOWN PIKE

Fayette County, Kentucky

20 +/- Acres



*Co-Listed by:*

**Eavan Kelly**



(859) 536-5096

eavankelly@me.com

**Bill Bell**



(859) 255-3657

bbell8282@aol.com

## Entry:

- Hardwood floor
- Chandelier
- Chair rail
- Coat closet

## Hall Half Bath:

- Tile floor
- Pedestal sink



## Living Room:

- Wall-to-wall carpet
- Crown moulding
- Wet bar & ice maker (non-working)
- Sliding doors to screen porch with tile floor
- 2 sky lights
- 2 ceiling fans

## Dining Room:

- Wall-to-wall carpet
- Chair rail
- Crown moulding
- Chandelier



## Kitchen:

- Island with vegetable sink
- Thermador range top with grill
- GE Profile convection oven
- GE Monogram double ovens
- Double stainless steel sink with disposal and vegetable sink
- LG Direct Drive dishwasher
- Wood cabinets
- Appliance garage
- Wall pantry
- Desk
- Bay window



## Office:

- Wall-to-wall carpet
- Barn siding
- Built-in bookshelves
- Exterior door

## Library:

- Hardwood and carpet flooring
- Bay window
- Brick fireplace
- Barn siding
- Built-in bookshelves
- Recessed lighting



## Master Suite:

### Bedroom

- Wall-to-wall carpet
- Crown moulding
- Ceiling fan
- Walk-in closet with built-in shelving
- Sliding door to screen porch

### Bath

- Tile floor
- Whirlpool tub
- Separate shower
- Double vanity
- Linen closet



## Mud/Laundry Room:

- Vinyl floor
- Laundry sink
- Washer/dryer
- 80 gallon hot water heater
- Storage shelves
- Door to brick patio
- Door to oversized garage with pull-down storage.

### **Second Floor Landing:**

- Wall-to-wall carpet
- Built-in bookcases and shelving
- Recessed lighting
- Closet

### **West Hall:**

- Wall-to-wall carpet
- Built-in bookcases and shelving

### **West Wing Front Bedroom:**

- Wall-to-wall carpet
- Chair rail
- Ceiling fan with light
- Window blinds
- Closet

### **West Wing Back Bedroom:**

- Wall-to-wall carpet
- Chair rail
- Ceiling fan with light
- Drapes
- Closet

### **West Landing Bath:**

- Vinyl floor
- Double vanity
- Tub/shower combo
- Linen closet



### **Central Bedroom:**

- Wall-to-wall carpet
- Ceiling fan
- Drapes
- Bookcase
- Closet



### **East Wing Front Bedroom:**

- Wall-to-wall carpet
- Ceiling fan
- 2 ceiling fixtures
- Built-in shelves
- Closet
- Attic access

### **East Wing Back Bedroom:**

- Wall-to-wall carpet
- Ceiling fan with light
- Built-in cabinets and bookshelves
- 2 double closets



### **East Landing Bath:**

- Vinyl floor
- Double vanity
- Whirlpool tub
- Separate shower
- Linen closet

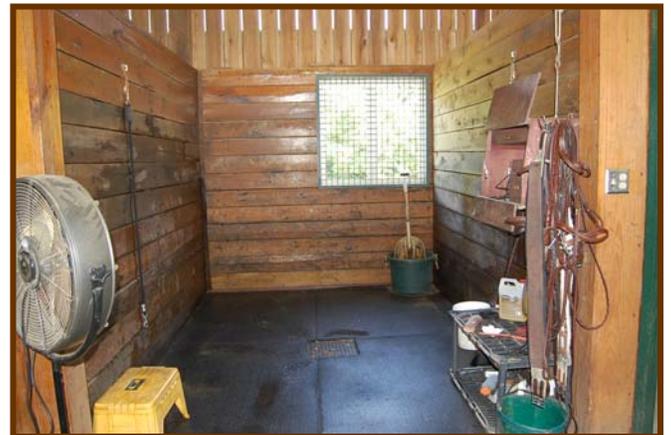




## FARM IMPROVEMENTS

### BARN 1:

- 12 Stalls (11' x 13'8")
- 1 indoor wash stall
- Feed room
- Office



## **BARN 2:**

- 7 Stalls (3 are 9'3" x 13'6"; 4 are 10' x 14').
- Outdoor wash stall



## **Additional Farm Information:**

- 135' x 270' sand-based arena with sprinkler system and rain sensors
- 9 paddocks and 1 field
- 3 bay equipment shed
- Apartment with 2 bedrooms
- 3 (50 amp) camper hook-ups with water and septic





Price: \$1,349,000.

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(859) 421-7636  
eavankelly@me.com

**Bill Bell**

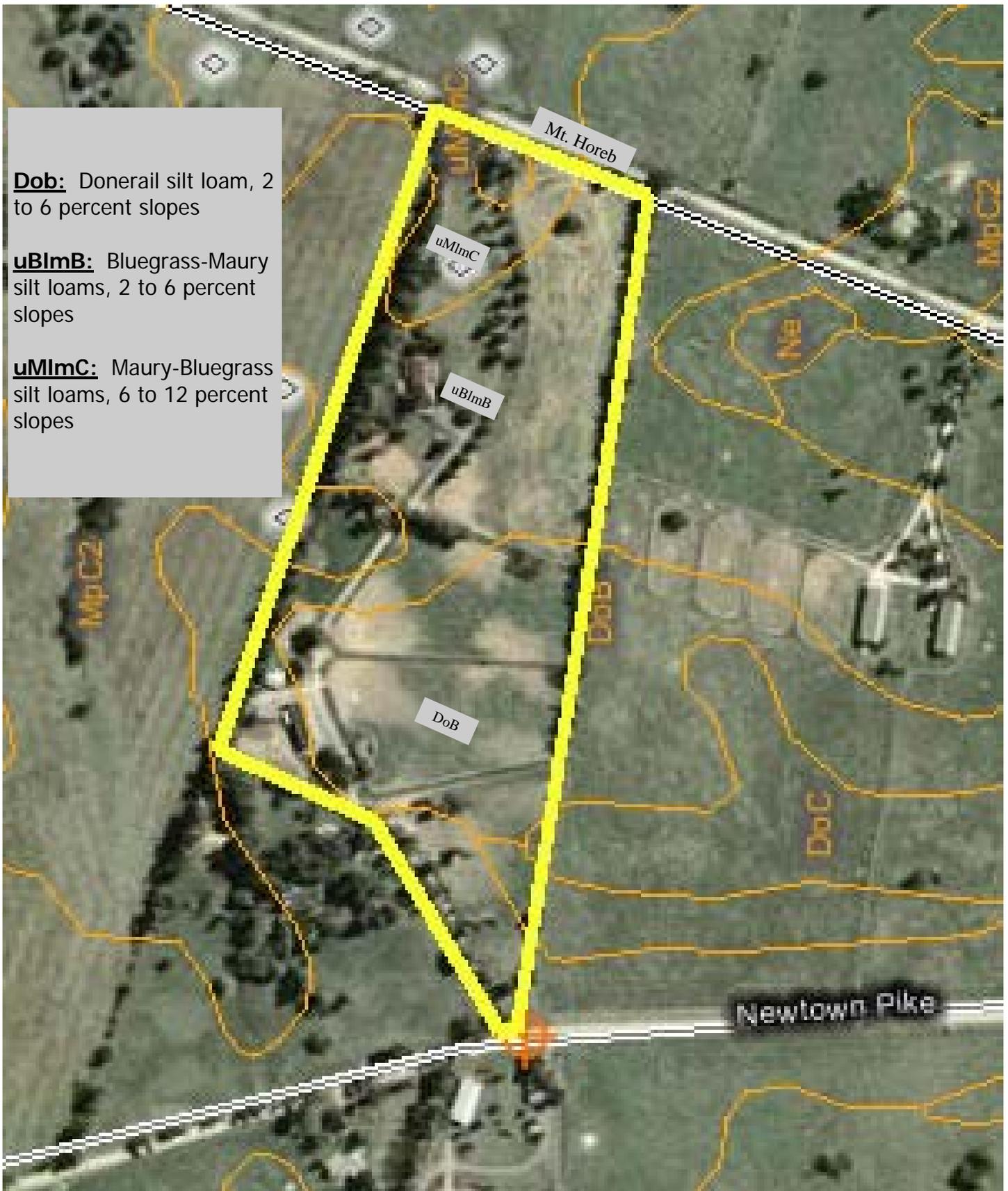


(859) 255-3657  
bbell8282@aol.com

**DoB**: Donerail silt loam, 2 to 6 percent slopes

**uBlmB**: Bluegrass-Maury silt loams, 2 to 6 percent slopes

**uMlmC**: Maury-Bluegrass silt loams, 6 to 12 percent slopes



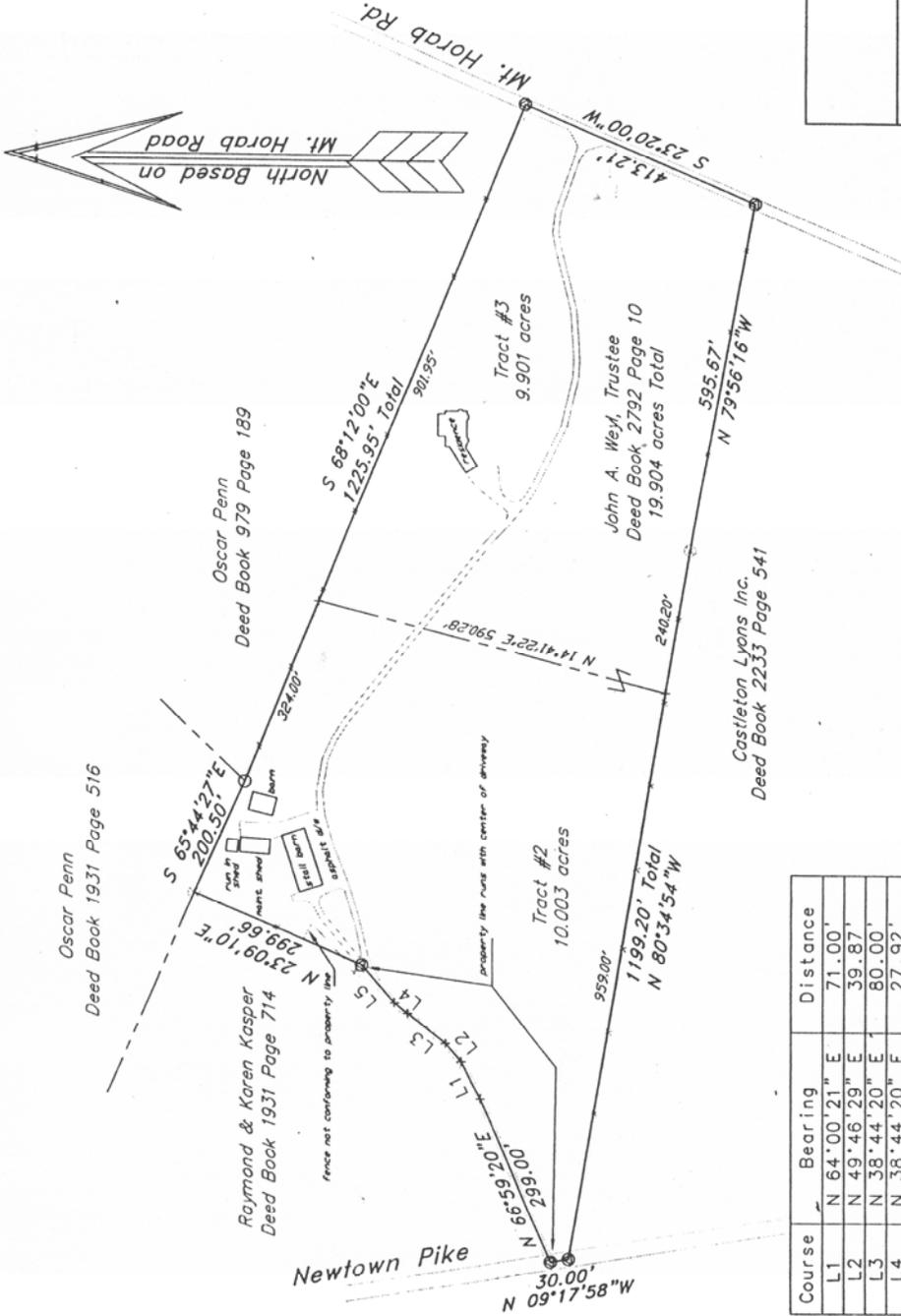
VICINITY MAP



NOT TO SCALE

\*\*\* Legend \*\*\*

- = 1/2" rebar found no cap
- ⊙ = concrete nail set
- + = non monumented point
- ⊕ = wood fence corner post found



| Course | Bearing       | Distance |
|--------|---------------|----------|
| L1     | N 64°00'21" E | 71.00'   |
| L2     | N 49°46'29" E | 39.87'   |
| L3     | N 38°44'20" E | 80.00'   |
| L4     | N 38°44'20" E | 27.92'   |
| L5     | N 49°10'25" E | 82.15'   |

OWNER'S CERTIFICATION

I (we) do hereby certify that I (an (we) are) the owner or owners of the property depicted hereon and that I (we) do hereby adopt this survey.

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I do hereby certify that this survey was made by the method of random traverse with an unadjusted error of closure of 1:73212. No further adjustment was deemed necessary. This survey meets or exceeds the standards for a class "B" (rural) Survey.

Jeff A. Smith, PLS #3419 Date: 6-1-2009

STATE OF KENTUCKY  
 JEFFERY A.  
 SMITH  
 3419  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR

PLAT OF SURVEY FOR

John A. Weyl, Trustee  
 3444 Mt. Horab Rd.  
 Lexington, KY 40511

Situated north of Lexington in Fayette County Kentucky and being the lands of John A. Weyl, Trustee as described in Deed Book 2792 Page 10.

SCALE: 1" = 200'

DATE OF PLAT: 6-1-2009

PLAT DRAWN BY: J. A. S. DRAWING: 09020.dwg

FIELD SURVEY: 5-30-2009 by Tyler Allison & Brad Hladreth

SURVEYED BY: Jeff A. Smith, PLS #3419

2011 S. Main St., Paris, KY 40361

Phone: 859-987-6933 Fax: 859-988-0525

http://homeinidspring.com/~pls3419/index.html

e-mail: pls3419@hinaspring.com

FILE NUMBER: 09020

# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

Purchased 6/15/2009

PROPERTY ADDRESS: 3444 Newtown Pike, Lexington, KY 40511

DATE: 7/29/11

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 .....  | —   | ✓  | —          |
| (b) Air Conditioning .....   | —   | ✓  | —          |
| (c) Plumbing/Septic .....  | —   | ✓  | —          |
| (d) Heating .....  | —   | ✓  | —          |
| (e) Pool/Hot tubs/Sauna.....   | —   | —  | ✓          |
| (f) Appliances ..... <u>W.C. MACHINE IN WET BAR BROKEN</u> .....   | —   | ✓  | —          |
| (g) Doors and windows .....  | —   | ✓  | —          |
| <b>2. MAIN RESIDENCE - FOUNDATION</b>  |     |    |            |
| (a) Are you aware of any problems concerning the basement? .....   | —   | —  | <u>N/A</u> |
| (b) Are you aware of any problems concerning sliding, settling, movement<br>upheaval, or earth stability? .....  | —   | ✓  | —          |
| (c) Are you aware of any defects or problems relating to the foundation? .....   | —   | ✓  | —          |
| <b>3. MAIN RESIDENCE - ROOF</b>  |     |    |            |
| (a) Has the roof ever leaked? .....  | —   | ✓  | —          |
| (b) Has the roof ever been repaired? .....   | —   | ✓  | —          |
| (c) Do you know of any problems with the roof? .....   | —   | ✓  | —          |
| <b>4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT</b>  |     |    |            |
| (a) Was residence built before 1978? .....   | —   | ✓  | —          |
| (If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".) |     |    |            |
| <b>5. DRAINAGE</b>   |     |    |            |
| (a) Is this property located in a flood plain zone? .....  | —   | ✓  | —          |
| (b) Has the property ever had a drainage, flooding or grading problem? .....   | —   | ✓  | —          |
| <b>6. BOUNDARIES</b>   |     |    |            |
| (a) Have you ever had a survey of your property? .....   | —   | ✓  | —          |
| (b) Do you know the boundaries of your property? .....   | —   | ✓  | —          |
| (c) Are the boundaries of your property marked in any way? .....   | —   | ✓  | —          |
| (d) Are you aware of any encroachments, recorded or unrecorded easements<br>relating to this property? .....   | —   | ✓  | —          |
| (e) Is there any common fencing? If yes, explain any agreement and common<br>maintenance.....  | —   | —  | —          |
| (f) Any improvements shared in common with adjoining or adjacent properties?....   | —   | —  | —          |
| <b>7. HOMEOWNER'S ASSOCIATION</b>  |     |    |            |
| (a) Is the property subject to rules or regulations of any homeowner's association?<br>If yes, please supply copy of rules and regulations.  | —   | ✓  | —          |
| <b>8. WATER</b>  |     |    |            |
| (a) Are all the improvements connected to a public water system? .....   | —   | —  | —          |
| (b) IF NOT, please state your water sources and explain.   | —   | —  | —          |
| (c) Has your water system ever gone dry? If yes, explain.....  | —   | ✓  | —          |
| (d) Are you aware of any problems with your water lines and/or waterers? .....   | —   | ✓  | —          |
| (e) Is your water supply shared with anyone else? .....  | —   | ✓  | —          |
| <b>9. AUXILIARY HOUSES</b>   |     |    |            |
| (a) Are you aware of any problems affecting any of the mechanical systems, structure<br>Or roof on any of the auxiliary houses? .....  | —   | ✓  | —          |
| (b) Were any auxiliary houses built before 1978? .....   | —   | ✓  | —          |
| (If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)  |     |    |            |
| <b>10. BARNS/OUTBUILDINGS</b>  |     |    |            |
| (a) Are you aware of any problems affecting any of the mechanical systems,<br>Structure, or roof on any of the barns or outbuildings? .....  | —   | ✓  | —          |

Dee A. S.      7/29/11      11:00 AM

Yes No Unknown

11. UTILITIES

(a) Are you aware of the location of the following underground utilities?

- 1) Water lines .....  Yes  No  Unknown
- 2) Electric lines.....  Yes  No  Unknown
- 3) Natural Gas/Propane .....  Yes  No  Unknown
- 4) Telephone lines .....  Yes  No  Unknown
- 5) Septic/Field lines.....  Yes  No  Unknown

(b) If you answered yes to any of the above, can you furnish a diagram of same?  Yes  No  Unknown

12. MISCELLANEOUS

- (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....  Yes  No  Unknown
- (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....  Yes  No  Unknown
- (c) Are you aware of any Radon test being performed on this property? .....  Yes  No  Unknown
- (d) Are you aware of any existing or threatened legal action affecting this property? .....  Yes  No  Unknown
- (f) Are there any assessments other than property assessments that apply to this property? .....  Yes  No  Unknown
- (g) Are you aware of any damage due to wood infestation? .....  Yes  No  Unknown
- (h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? .....  Yes  No  Unknown
- (i) Are you aware of any underground storage tanks? .....  Yes  No  Unknown
- (j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....  Yes  No  Unknown
- (k) Are you aware of any dumps on the property, present or past? .....  Yes  No  Unknown
- (l) Are any sink holes being used as a dump? .....  Yes  No  Unknown
- (m) To your knowledge, has the property been used for anything besides agricultural purposes? .....  Yes  No  Unknown
- (n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....  Yes  No  Unknown
- (o) Have you ever had a soil analysis done?.....  Yes  No  Unknown  
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? .....  Yes  No  Unknown
- (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....  Yes  No  Unknown

13. If the answer was "yes" to any of the above questions, please explain.

HORSE GRAVE

Seller has not lived on property - this form has been filled out by  
seller's manager/trainer

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.

Alley Smith 7/29/11 11:00 AM Alley Smith 7/29/11 11:00 AM  
SELLER DATE TIME SELLER DATE TIME

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

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

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

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

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

**SELLER DISCLOSURE OF PROPERTY CONDITION**

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

June 15, 2009  
(date of purchase)

and ending on July 28, 2011  
(date of this form)

PROPERTY ADDRESS: 3444 Newtown Pike, Lexington, KY 40511

This form applies to sales and purchases of residential real estate. This form is not required for:

1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

**1. HOUSE SYSTEMS**

Any past or current problems affecting:

- (a) Plumbing .....
- (b) Electrical system .....
- (c) Appliances..... ICE MACHINE IN RET BAR BROKEN .....
- (d) Floors and walls.....
- (e) Doors and windows .....
- (f) Ceiling and attic fans .....
- (g) Security system .....
- (h) Sump pump .....
- (i) Chimneys, fireplaces, inserts .....
- (j) Pool, hot tubs, sauna .....
- (k) Sprinkler system.....
- (l) Heating.....age 1st FLOOR UNIT NEW 2011 .....
- (m) Cooling/air conditioning.....age 2nd FLOOR 18 .....

YES NO UNKNOWN

|   |   |    |
|---|---|----|
| — | ✓ | —  |
| — | ✓ | —  |
| — | ✓ | —  |
| — | ✓ | —  |
| — | ✓ | —  |
| — | ✓ | —  |
| — | ✓ | —  |
| — | — | NA |
| — | ✓ | —  |
| — | — | NA |
| — | — | NA |
| — | — | —  |
| — | — | —  |

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

**2. FOUNDATION/STRUCTURE/BASEMENT**

- (a) Any defects or problems, current or past, to the foundation or slab? .....
- (b) Any defects or problems, current or past, to the structure or exterior veneer? .....
- (c) Has the basement leaked at anytime since you have owned or lived in the property?.....
- (d) When was the last time the basement leaked? .....
- (e) Have you ever had any repairs done to the basement?.....
- (f) If you have had repairs done to the basement relative to leaking, when was the repair performed? .....

|   |   |   |
|---|---|---|
| — | — | ✓ |
| — | — | ✓ |
| — | ✓ | — |
| — | — | — |
| — | — | ✓ |
| — | — | ✓ |

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

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

Initials (Buyer) \_\_\_\_\_

Date/Time \_\_\_\_\_

Initials (Seller) lll as

Date/Time 7/29/11

|  | YES | NO | UNKNOWN |
|--|-----|----|---------|
| (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....   | —   | ✓  | —       |
| <b>3. ROOF</b>   |     |    |         |
| (a) Age of the roof? _____   |     |    |         |
| (b) 1. Has the roof leaked at any time since you have owned or lived in the property?.....   | —   | ✓  | —       |
| 2. When was the last time the roof leaked? _____   |     |    |         |
| (c) 1. Have you ever had any repairs done to the roof? .....   | —   | ✓  | —       |
| 2. If you have ever had the roof repaired, when was the repair performed? _____  |     |    |         |
| (d) 1. Have you ever had the roof replaced?.....   | —   | ✓  | —       |
| 2. If you have had the roof replaced, when was the replacement performed? _____  |     |    |         |
| (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____                       |     |    |         |
| (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?.....                                | —   | ✓  | —       |
| 2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed? _____ |     |    |         |
| <b>4. LAND/DRAINAGE</b>  |     |    |         |
| (a) Any soil stability problems?.....  | —   | ✓  | —       |
| (b) Has the property ever had a drainage, flooding, or grading problem?.....   | —   | ✓  | —       |
| (c) Is the property in a flood plain zone?.....  | —   | ✓  | —       |
| (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? .....                                    | —   | ✓  | —       |
| Explain: _____   |     |    |         |
| <b>5. BOUNDARIES</b>   |     |    |         |
| (a) Have you ever had a staked or pinned survey of the property?.....  | —   | ✓  | —       |
| (b) Do you know the boundaries?.....   | —   | ✓  | —       |
| (c) Are the boundaries marked in any way?.....   | —   | ✓  | —       |
| (d) Are there any encroachments or unrecorded easements relating to the property of which you are aware? .....   | —   | —  | —       |
| Explain: _____   |     |    |         |
| <b>6. WATER</b>  |     |    |         |
| (a) 1. Source of water supply <u>CITY</u> _____  |     |    |         |
| 2. Are you aware of below normal water supply or water pressure? .....   | —   | ✓  | —       |
| (b) Is there a water purification system or softener remaining with the house?.....  | —   | ✓  | —       |
| (c) Has your water ever been tested? If yes, give results _____  | —   | —  | ✓       |
| Explain: _____   |     |    |         |
| <b>7. SEWER SYSTEM</b>   |     |    |         |
| (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 (AKA: "Home Package Plant")   | ✓   | —  | —       |
| 5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;   | —   | —  | —       |
| 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....  | —   | —  | —       |
| 7. Category VII. No Treatment/Unknown.....   | —   | —  | —       |
| (b) For properties with Category IV, V, or VI systems:   |     |    |         |
| Date of last inspection (sewer): _____   |     |    |         |
| Date of last inspection (septic): _____ Date last cleaned (septic): _____  |     |    |         |
| (c) Are you aware of any problems with the sewer system?.....  | —   | ✓  | —       |
| Explain: _____   |     |    |         |
| <b>8. CONSTRUCTION/REMODELING</b>  |     |    |         |
| (a) Have there been any additions, structural modifications, or other alterations made?.....   | ✓   | —  | —       |
| (b) Were all necessary permits and government approvals obtained?..... <u>N.A.</u> .....   | —   | —  | —       |
| Explain: _____   |     |    |         |
| <b>9. HOMEOWNER'S ASSOCIATION</b>  |     |    |         |
| (a) 1. Is the property subject to rules or regulations of a homeowner's association?.....  | —   | ✓  | —       |
| 2. If yes, what is the yearly assessment? \$ _____   |     |    |         |

Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_

Initials (Seller) WES Date/Time 7/29/11

- |   | YES                                 | NO                                  | UNKNOWN                  |
|---|-------------------------------------|-------------------------------------|--------------------------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments?.....                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Explain: <u>Shared Driveway</u>   |                                     |                                     |                          |

**10. MISCELLANEOUS**

- |  |                                     |                                     |                                     |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (a) Was this house built before 1978? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?.....                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) 1. Are you aware of any testing for radon gas?.....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2. Results, if tested <u>miting system installed may 2009</u>  |                                     |                                     |                                     |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?.....                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (f) Are you aware of any damage due to wood infestation?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (g) 1. Have the house or other improvements ever been treated for wood infestation?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. If yes, when, by whom, and any warranties? .....  |                                     |                                     |                                     |
| (h) Are you aware of any existing or threatened legal action affecting this property?.....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?.....             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (k) Are you aware of any other conditions which are defective with regard to this property?.....                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (l) Are there any environmental hazards known to seller?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (m) Are there any warranties to be passed on?.....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? If yes, please explain: .....            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (o) Are you aware of the existence of mold or other fungi in the property?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (p) Has this house ever had pets living in it? .....   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If yes, Explain <u>Small Dogs</u>  |                                     |                                     |                                     |
| (q) Is the property in a historic district?.....   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SPACE FOR ADDITIONAL INFORMATION**

Seller has not lived on property - This form has been filled out by seller's manager / trainer

The seller has owned this property since June '09 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Seller Ellen Bell and Scott Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

The licensee named here ( \_\_\_\_\_ ) has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation that appear on this form in accordance with KRS 324.360(9).  
Seller: \_\_\_\_\_ Date \_\_\_\_\_

The Seller Refuses to complete this form and acknowledges that the agent shall so inform the buyer.  
Seller: \_\_\_\_\_ Seller: \_\_\_\_\_  
Date: \_\_\_\_\_ Date: \_\_\_\_\_

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.  
Broker/Agent: \_\_\_\_\_ Date: \_\_\_\_\_  
The Buyer Acknowledges receipt of this form..

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_  
The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.  
Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_ Initials (Seller) \_\_\_\_\_ Date/Time \_\_\_\_\_