

# 300 BROWNS MILL ROAD

13 +/- Acres

Lexington, Fayette County, Kentucky



Former Atlanta's House of the Year in Southern Living.

*Built* in 1992, this magnificent 4,400 +/- square foot house has three bedrooms, two full and two half baths. The master suite on the first floor has a multi-level bath and exercise room. The house's unique design with an open floor plan, is beautifully appointed, and has extensive upgrades. In 2005, the two car attached garage was converted into a family room and a three car garage with covered walk to the house was added.

*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657

**Entry:**

- Hardwood floor
- Two coat closets.
- Crown moulding.
- Chair rail and wainscoting.
- Recessed lighting.



**Dining Area/Sitting Area:**

- Chandelier.
- Hardwood floor.
- Crown moulding.
- Chair rail.
- Wainscoting.
- Double doors to den.



**Den:**

- Hardwood floor.
- Crown moulding.
- Stone fireplace with wood-burning insert and glass doors.
- Marble hearth.
- Built-in bookcases and cabinets.
- French doors to deck.
- Recessed lighting.



### **Family Room:**

- Hardwood floor.
- Recessed and directional lighting.
- Raised stone hearth with wood-burning fireplace.



- French doors to deck.
- Built-in entertainment cabinet.
- Wet bar.
- Crown moulding.
- Door to covered walkway and 3.5 car detached garage.

### **Powder Room**

- Ceramic tile floor
- Crown moulding
- Pedestal sink





**Kitchen:**

- Hardwood floor
- 2 story ceiling
- Skylights
- Track lighting
- Marble countertops
- Paneled appliances
- GE Monogram range top
- GE wall oven
- GE Monogram dishwasher
- 2 GE microwaves
- Beverage cooler

- Double porcelain sink with disposal
- Marble back splash
- Trash door
- Side-by-side Kitchen-Aid refrigerator
- Island
- Desk with marble top
- Raised panel wood cabinets
- Stairs to second floor
- Pantry
- Eating area
- Ceiling fan



**Side Entry:**

- Tile floor
- Washer/dryer closet.
- Mud room with sink.
- Coat cubbies.

### Master Suite:

- Wall-to-wall carpet
- Cathedral ceiling
- Ceiling farm
- French doors to deck
- Recessed lighting

### Master Bath (3 levels):

- Sky lights
- Track lighting
- 1st level with tile floor, tile shower stall, double vanity, raised panel, toilet stall, linen closet, walk-in closet
- Lower level with whirlpool tub and tile floor
- Basement level with wall-to-wall carpet, work-out room/storage



## **SECOND LEVEL**

### **Den:**

- Wall-to-wall carpet
- Built-in cabinets and bookshelves
- French doors to balcony
- Overlooks kitchen



### **Back Bedroom:**

- Over family room
- Wall-to-wall carpet
- Built-in dresser and window seat
- Walk-in closet



### **Hall Bath:**

- Single vanity (raised panel)
- Tile floor
- Tiled tub/shower combo



### **Front Bedroom:**

- Wall-to-wall carpet
- Crown moulding
- Double closet
- Door to balcony

### **Side Bedroom:**

- Wall-to-wall carpet
- Crown moulding
- Double closet
- Door to balcony



## **BASEMENT**

### **Great Room:**

- Tile floor
- Doors to storage under stairs and storage under den
- Wet bar
- GE under-counter refrigerator
- U-line ice maker
- Emerson microwave
- Fireplace with raised stone hearth
- French doors to tiled patio and pool
- Closet



### **Half Bath:**

- Tile floor
- Pedestal sink

### **Additional Information:**

- Hand-turned banisters
- Stone flower boxes
- Dry stack stone wall behind pool
- House in Scott County; land in Fayette County
- Scott County tax district
- 16' x 24' in-ground lined pool with 7' deep end
- Owned security system
- Electronic entry gates with keypad
- 3.5 acres fenced for horses





The gentle roll of the land extending to the center of the Elkhorn Creek and matures trees provide a park-like setting for this lovely estate property located in both Fayette and Scott counties.

The 13 +/- acres is comprised of a 9.5 and a 3.5 acre tract. Situated west of Lexington off Leestown Pike—just minutes from Lexington, Midway, and I-64—providing convenience and accessibility to shopping and fine dining.

*Information contained herein is believed to be accurate but is not warranted.*

**Agent: Bill G. Bell**  
**(859) 621-0607**



**Price: \$1,050,000.**

[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657



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

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 the property on 6/30/1993, and ending on 07/26/2016.

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 300 Browns Mill Rd, Georgetown, KY (mailing address 300 Browns Mill, Lexington, KY 40511)

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she 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 disclosure form shall not be a warranty by the seller or seller's 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, 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 owned 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 real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The 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 real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "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 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.

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	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Appliances .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating..... age <u>4 heat pumps</u> .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning..... age <u>2005, 2005, 2014, 2009</u> .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater..... age <u>3 yrs old</u> .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: <span style="border: 1px solid black; display: inline-block; width: 150px; height: 15px;"></span>				

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>A couple fixable cracks in stucco</u> <u>facad</u>				
(c) Has the basement leaked at any time since you have owned or lived at the property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked? <u>one section in storage room 2012</u>				
(e) Have you ever had any repairs done to the basement? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed? <u>no</u>				
Explain:				

Initials (Seller) AS Date/Time \_\_\_\_\_

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

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) leaked once after severe rain in storage area
- (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....

**3. ROOF** N/A YES NO UNKNOWN

- (a) Age of the roof covering? 23 years / 10 years new section
- (b) 1. Has the roof leaked at any time since you have owned or lived at 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 covering?     
 2. If yes, when was the repair performed? \_\_\_\_\_  
 Explain: \_\_\_\_\_

**4. LAND/DRAINAGE** N/A YES NO UNKNOWN

- (a) Any soil stability problems?.....
- (b) Has the property ever had a drainage, flooding, or grading problem?.....
- (c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?.....      
 If yes, what is the flood zone? \_\_\_\_\_
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? .....      
 Explain: \_\_\_\_\_

**5. BOUNDARIES** N/A YES NO UNKNOWN

- (a) 1. Have you ever received a staked or pinned survey of the property?.....      
 2. Are the boundaries marked in any way?.....      
 3. Do you know the boundaries? If yes, provide description below.....      
 Explain: \_\_\_\_\_
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? .....      
 Explain: \_\_\_\_\_

**6. WATER** N/A YES NO UNKNOWN

- (a) 1. Source of water supply City Georgetown  
 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, provide results below.....      
 Explain: \_\_\_\_\_

**7. SEWER SYSTEM** N/A YES NO UNKNOWN

- (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, other onsite dispersal
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system.....
7. Category VII. No Treatment/Unknown.....      
 Name of Servicer (if known): \_\_\_\_\_
- (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: \_\_\_\_\_

**8. CONSTRUCTION/REMODELING** N/A YES NO UNKNOWN

- (a) Have there been any additions, structural modifications, or other alterations made?  N/A  YES  NO  UNKNOWN
- (b) Were all necessary permits and government approvals obtained?.....  N/A  YES  NO  UNKNOWN

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

**9. HOMEOWNER'S ASSOCIATION** N/A YES NO UNKNOWN

- (a) 1. Is the property subject to rules or regulations of a homeowner's association?.....  N/A  YES  NO  UNKNOWN
- 2. If yes, what is the yearly assessment? \$ \_\_\_\_\_
- 3. Homeowner's Association Name: \_\_\_\_\_  
 HOA Primary Contact Name: \_\_\_\_\_  
 HOA Primary Contact Phone No. \_\_\_\_\_
- (b) Are you aware of any condition that may result in an increase in taxes or assessments?.....  N/A  YES  NO  UNKNOWN
- (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?.....  N/A  YES  NO  UNKNOWN

Explain: 4 plank fence on property line

**10. MISCELLANEOUS** N/A YES NO UNKNOWN

- (a) Was this house built before 1978? .....  N/A  YES  NO  UNKNOWN
- (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?.....  N/A  YES  NO  UNKNOWN
- (c) 1. Are you aware of any testing for radon gas?.....  N/A  YES  NO  UNKNOWN
- 2. Results, if tested \_\_\_\_\_
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?.....  N/A  YES  NO  UNKNOWN
- (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination).....  N/A  YES  NO  UNKNOWN

**METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT**

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

- (f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?.....  N/A  YES  NO  UNKNOWN
- (g) Are you aware of any damage due to wood infestation?.....  N/A  YES  NO  UNKNOWN
- (h) 1. Has the house or other improvements ever been treated for wood infestation?  N/A  YES  NO  UNKNOWN
- 2. If yes, when, by whom, and any warranties? \_\_\_\_\_
- (i) Are you aware of any existing or threatened legal action affecting this property?.....  N/A  YES  NO  UNKNOWN
- (j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?.....  N/A  YES  NO  UNKNOWN
- (k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....  N/A  YES  NO  UNKNOWN
- (l) Are you aware of any other conditions that are defective with regard to this property?.....  N/A  YES  NO  UNKNOWN
- (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? .....  N/A  YES  NO  UNKNOWN
- (n) Are there any warranties to be passed on?.....  N/A  YES  NO  UNKNOWN
- (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)?  N/A  YES  NO  UNKNOWN
- If yes, please explain: \_\_\_\_\_
- (p) Are you aware of the existence of mold or other fungi on the property?.....  N/A  YES  NO  UNKNOWN
- (q) Has this house ever had pets living in it? .....  N/A  YES  NO  UNKNOWN
- If yes, Explain 2 dogs
- (r) Is the property in a historic district?.....  N/A  YES  NO  UNKNOWN

Initials (Seller) RB Date/Time 7-27-16  
1:25

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

SPACE FOR ADDITIONAL INFORMATION

[Empty box for additional information]

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Seller: [Signature] Date: 7-27-16

Seller: [Signature] Date: 7-27-16

\*\*\*\*\* THE REAL ESTATE AGENT NAMED HERE, Bill Bell, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: [Signature] [Signature]

Date: 7-27-16

\*\*\*\*\* THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: [Empty] Date: [Empty]

Seller: [Empty] Date: [Empty]

\*\*\*\*\* THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent: [Empty]

Date: [Empty]

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer: [Empty] Date: [Empty]

Buyer: [Empty] Date: [Empty]

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Seller) AB Date/Time 7-27-16

Initials (Buyer) [Empty] Date/Time [Empty]

## SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 300 Browns Mill, Georgetown, KY mailing addr Lexington 40511      DATE: 07/25/2016

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

	Yes	No	Unknown
<b>1. MAIN RESIDENCE – HOUSE SYSTEMS</b>			
Are you aware of any problems affecting:			
(a) Electrical wiring .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Heating .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Appliances .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(a) Was residence built before 1978? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance..... <i>4 plank fence on property line</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties?....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>9. AUXILIARY HOUSES</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
<b>10. BARNS/OUTBUILDINGS</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?..... <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

<i>William J. Bryant</i>	7-27-16	1:45	<i>William J. Bryant</i>	7-27-16	1:45
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:

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

BUYER	DATE	BUYER	DATE
	TIME		TIME

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