

# 5189 OLD RICHMOND ROAD

## 16.8 Acres

### Lexington, Fayette County, Kentucky

***Now Being Offered at a Special Fall Price of \$1,150,000  
through November 17, 2017***



Poser Farm is named for and was home to Belle Reve's VooDoo Magic "Poser", an exquisitely beautiful American Saddlebred stallion.



*Offered Exclusively By*



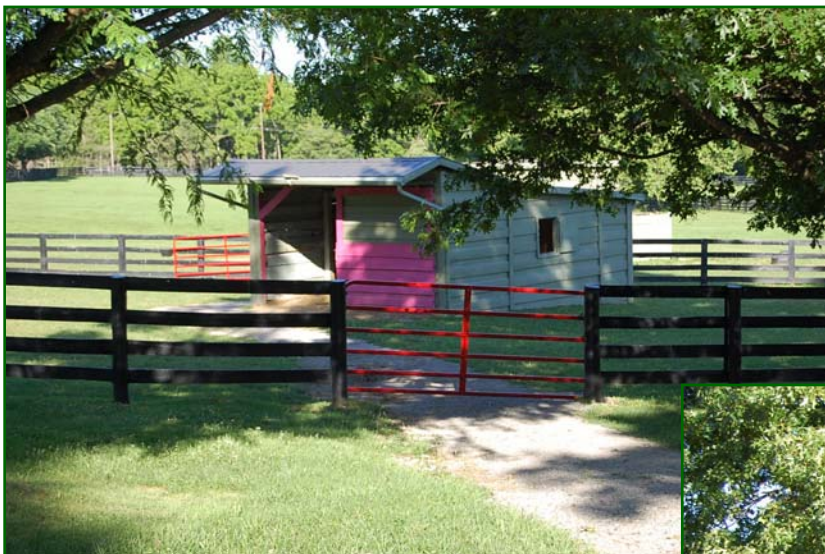
[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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

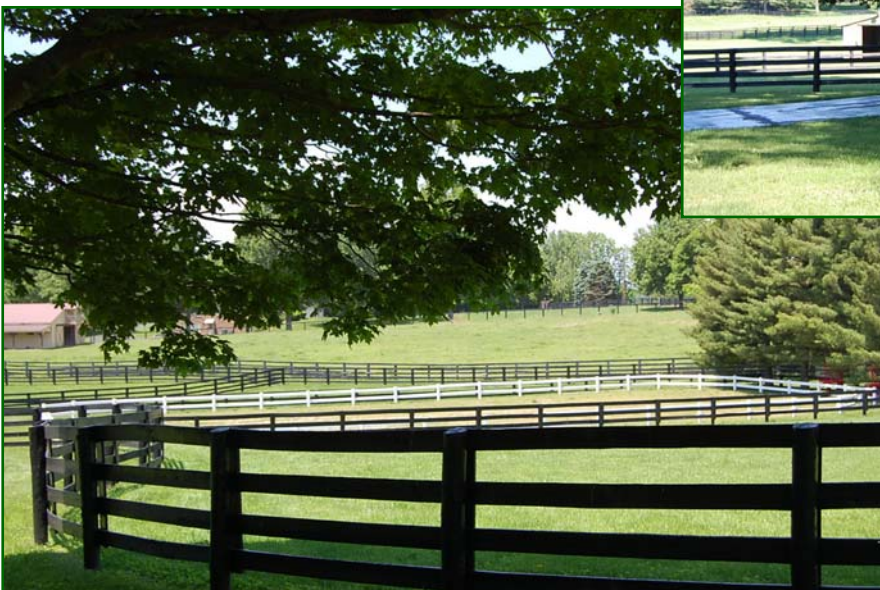


## Barns and Improvements

Poser Farm improvements include six four-board planked paddocks and fields with automatic waterers, three custom designed barns with a total of seven stalls (all with fans and infrared heaters) and a sand-based ring.



The farm offers an oasis for its equine residents from the efficiently laid-out paddocks to the uniquely designed barns. Not a single detail has been overlooked.



Beautifully maintained, every improvement to the land has been made with the horses' comfort and safety in mind.





SPRING

Thirty magnificent and healthy ash trees, mature landscaping, and an abundance of flowering ornamental trees provide a park-like setting to be enjoyed by all—whatever the season!



SUMMER

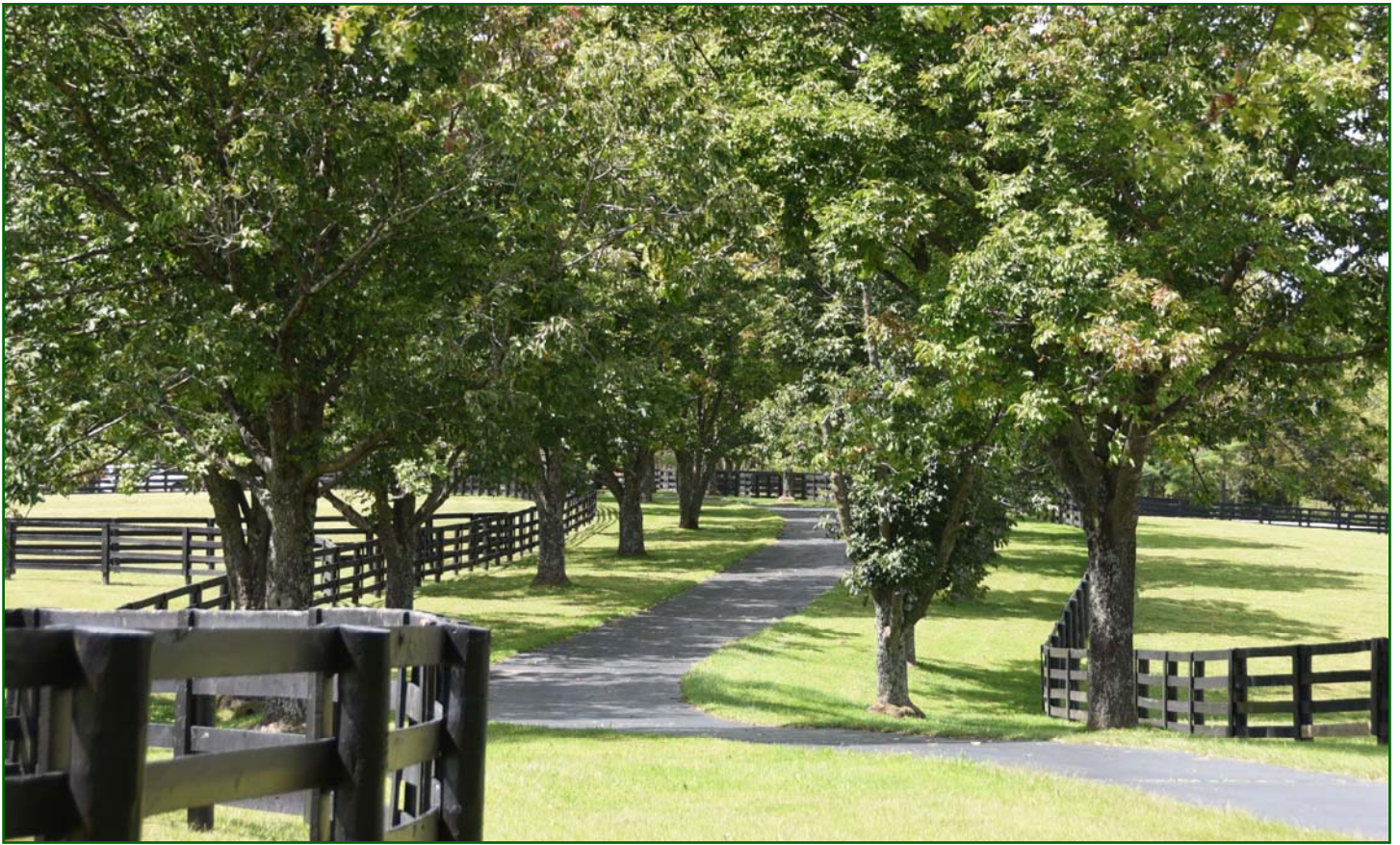


FALL



WINTER





A canopy of trees creates a blanket of shade and provides classic Kentucky charm on your way from the front gate to the main house. A circular drive and pristine landscaping anchor the home to its lush, green surroundings, while a broad sandstone walkway escorts you from the drive to the custom double front door.





## MAIN RESIDENCE



### Upper Level

Once inside the home immediately exudes a fabulous combination of elegance and calm. With its tall ceiling, tile floor with custom inlay and no less than five windows, the foyer sets the tone for the rest of the home. A few steps up a short staircase of this split level home, takes you to the living room.

Built with comfort and elegance in mind, this light-soaked room is the focal point of the home. Custom wood valances, a marble fireplace, lush carpet and an over-sized crown molding add to the effect. But the most thoughtful feature of this room is pentagon shape, allowing for an abundance of light from windows on three walls. The result is not only a delightfully sun-soaked living space, but also a feeling of connection to the beautiful landscape and rolling paddocks, that flank the house.



Double, paneled pocket doors separate the living room from the dining room. The ample sized dining room boasts the same design elements of the living room and is big enough to accommodate a wide range of dining table sizes and shapes. A double-sized sliding glass door fills the space with light and allows convenient access to a deck, overlooking the pool area.

Warmly welcoming you, the kitchen is the perfect balance of design, comfort and functionality.

More windows, more light and more attention to detail elicit a feeling of upscale comfort. The kitchen boasts all wood cabinets, wide plank wood flooring, a tile countertop and double ovens. It is laid out perfectly to accommodate even the most demanding chef and has plenty of counter space and an abundance of cabinet storage.



A breakfast area adjoins the kitchen and provides the best views of the farm from the home. Floor to ceiling windows make up the (north) wall in its entirety and span from the lower level to the upper level. The effect is a soothing, light filled space that serves as the perfect place to enjoy a morning coffee or tea while soaking in the beautiful bluegrass landscape.

A wide hallway connects the common areas of the home to the bedrooms. Two guest suites grace the main level, each with its own en-suite full bath, wall-to-wall carpeting, wood valences, gracious windows and ample closet space.





The master suite is an elegant refuge from the world. Situated in the far corner of the home, triple-width sliding glass door connects the master to a deck overlooking the farm. Lush wall-to wall carpeting, and crown molding complete the look. An enviably large dressing room with custom built-in storage and an additional 'purse' closet, ensure plenty of storage and easy access to clothing and accessories.



The huge master bath is a decadent area with every amenity and comfort considered. A whirlpool tub sits beneath a panel of windows, while a steam shower enclosed in glass is situated in the middle of the room.

Double bowl sinks, floor-to ceiling cabinetry and shelving, and a vanity with globe lighting, make this a room so beautiful and functional that getting ready will become the highlight of your day.



## **Lower Level**

The lower level can be accessed from both a front staircase off the foyer and back staircase off the breakfast room. This downstairs space nearly doubles the footprint of the home and creates the feeling of charm and functionality, typical of a working horse farm.

Polished concrete floors set the rustic tone for the family room which is anchored by an original brick fireplace. Mimicking the shape of the living room above it, the very large family room also has windows on three walls, including an over-sized sliding glass door that takes you out to the screen porch and on to the heated pool. Adjoining is a multi-functional space with recessed lighting, polished concrete floor, access to the screened porch and pool—this room has endless possibilities.

Other rooms on this level include an oversized laundry room, home office, and craft room. As with the rest of the home, windows and glass doors abound, creating a warmth that can only be achieved through natural light.

A well-appointed full bath serves the lower level from a central point off the hallway.

A short walk from the home is a two-car detached garage and guest house.



Immediately behind the home is a 10 foot deep heated pool. Surrounded by natural stone pavers and situated between mature trees and an expertly maintained lawn. The pool area provides a welcome outdoor space for relaxation and entertaining. The large back yard, fenced for dogs, with an abundance of mature shade trees is a heaven to be enjoyed by all.





With road frontage on two roads, there are two entrances and two addresses. The tree lined main entrance takes you to the front of the house and the tree-lined farm entrance takes you to the barns and the back of the house.

This unique property is located within close proximity to Woods Edge Farm and Juddmonte Farm and the Iroquois Hunt country as well as minutes from downtown Lexington and easy access to the Kentucky Horse Park.

**Reserved Items:** Breakfast room, entry, and dining room chandeliers; glass swinging door between dining room and kitchen; mirror at end of upper level hall; master bedroom chandelier; master closet chandelier; and guest bath chandelier.

**PRICE: \$1,150,000.**



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

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

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









Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.1	0.4%
MuC	Mercer silt loam, 6 to 12 percent slopes	Farmland of statewide importance	4.4	26.9%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	1.6	9.8%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	1.5	9.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	2.9	17.5%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.3	1.9%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	5.6	34.3%
Totals for Area of Interest			16.4	100.0%



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS:

5189 Old Richmond Road

DATE:

April 9 2017

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

and 4790 Athens Walnut Hill Pike  
(front to back ENTRANCES)

## 1. MAIN RESIDENCE - HOUSE SYSTEMS

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
- (g) Doors and windows

## 2. MAIN RESIDENCE - FOUNDATION

- (a) Are you aware of any problems concerning the basement?
- (b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?
- (c) Are you aware of any defects or problems relating to the foundation?

## 3. MAIN RESIDENCE - ROOF

- (a) Has the roof ever leaked?
- (b) Has the roof ever been repaired?
- (c) Do you know of any problems with the roof?

## 4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT

- (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".)

## 5. DRAINAGE

- (a) Is this property located in a flood plain zone?
- (b) Has the property ever had a drainage, flooding or grading problem?

## 6. 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?
- (d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?
- (e) Is there any common fencing? If yes, explain any agreement and common maintenance.
- (f) Any improvements shared in common with adjoining or adjacent properties?

## 7. HOMEOWNER'S ASSOCIATION

- (a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.

## 8. WATER

- (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?

## 9. AUXILIARY HOUSES

- (a) Are you aware of any problems affecting any of the mechanical systems, structure 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".)

## 10. BARN/OUTBUILDINGS

- (a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?

FORM 035

Revised 8/06

They too are kept up & checked seasonally - small repairs constantly made due to wear & tear but in general very tight and GREAT FOR HORSES.



Looking from front door to Richmond  
Road Driveway fence to left is shared.  
I just redid entire farm fencing.  
She is a good neighbor ... Rose Teboe  
Farm.... pastures farthest fence to  
upper barn is shared & dog fenced.  
Another great neighbor.



	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	—	✓	} Generally I am + can show.
2) Electric lines.....	—	✓	
3) Natural Gas/Propane .....	—	✓	
4) Telephone lines .....	—	✓	
5) Septic/Field lines.....	✓	—	
(b) If you answered yes to any of the above, can you furnish a diagram of same?	✓	—	
<b>12. MISCELLANEOUS</b>			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....	—	✓	
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....	—	✓	
(c) Are you aware of any Radon test being performed on this property? .....	—	✓	
(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 property? .....	—	✓	
(g) Are you aware of any damage due to wood infestation? .....	—	✓	
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? .....	—	✓	
(i) Are you aware of any underground storage tanks? .....	—	✓	
(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? .....	—	✓	
(l) Are any sink holes being used as a dump? .....	—	✓	
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....	—	✓	
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....	—	✓	
(o) Have you ever had a soil analysis done? <u>YES... FOR PASTURES</u> .....	—	—	
If yes, by whom and when. <u>TRAVIS BRIGGS will know</u> .....	—	—	
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? .....	—	✓	
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? <u>There is a small</u> .....	✓	—	
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			
<u>beautiful horse, meadow + area where the</u>			
<u>stallion of this farm + his my great show mare</u>			
<u>+ cat are buried.</u>			

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.

Marcy Lerner April 9 11 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 may result from your use of this form.



PROPERTY ADDRESS: 5189 Old Richmond Road, Lexington, KY 40515

## 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 Jan. 5 2005, and ending on April 9 2017  
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 5189 Old Richmond Road AND  
4790 Athens Walnut Hill Pike - Lex. 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 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

Any past or current problems affecting:

- |  | N/A | YES | NO | UNKNOWN |
|--|-----|-----|----|---------|
| (a) Plumbing .....   | —   | —   | ✓  | —       |
| (b) Electrical system .....                                | —   | —   | ✓  | —       |
| (c) Appliances .....                                       | —   | —   | ✓  | —       |
| (d) Floors and walls .....                                 | —   | —   | ✓  | —       |
| (e) Doors and windows .....                                | —   | —   | ✓  | —       |
| (f) Ceiling and attic fans .....                           | —   | —   | ✓  | —       |
| (g) Security system .....                                  | —   | —   | ✓  | —       |
| (h) Sump pump <u>lightening strike - fixed immediately</u> | —   | ✓   | —  | —       |
| (i) Chimneys, fireplaces, inserts .....                    | —   | —   | ✓  | —       |
| (j) Pool, hot tub, sauna .....                             | —   | —   | ✓  | —       |
| (k) Sprinkler system .....                                 | —   | ✓   | —  | —       |
| (l) Heating <u>approx. 12 yrs. 1 age 5 yrs. replacing</u>  | —   | —   | —  | —       |
| (m) Cooling/air conditioning .....                         | —   | —   | ✓  | —       |
| (n) Water heater <u>replaced approx 2 yrs ago</u>          | —   | —   | ✓  | —       |
- Explain: 1 heater replaced approx. 4 yrs ago

### 2. FOUNDATION/STRUCTURE/BASEMENT

- |  | N/A | YES | NO | UNKNOWN |
|--|-----|-----|----|---------|
| (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? .....     | —   | —   | ✓  | —       |
| Explain: .....   |     |     |    |         |
| (c) Has the basement leaked at any time since you have owned or lived at 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 basement leaks repaired, when was the repair performed? .....            | —   | —   | ✓  | —       |
| Explain: .....   |     |     |    |         |

Initials (Seller) ML

Date/Time Apr 9 2017  
10:30 am

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

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

Form M105 revised 3/2016

Page 1 of 4



PROPERTY ADDRESS: 5189 Old Richmond Road, Lexington, KY 40515

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) no leaks
- (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? I believe approx. 10 yrs.
- (b) 1. Has the roof leaked at any time since you have owned or lived at the property? ✓ OVER 10 YRS AGO  
2. When was the last time the roof leaked? BEFORE NEW ROOF
- (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.) IT DOES NOT LEAK NOR DO SKYLIGHTS. PREVENTIVE MAINTENANCE IS PRACTICED HERE.
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? NO  
2. If yes, when was the repair performed? NO  
Explain: Roof + all systems serviced seasonally for prevention  
+ too correct little bits of fixes...

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? I don't know - WE NEVER FLOOD.  
If yes, what is the flood zone? NO
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? NO  
Explain: NO

5. BOUNDARIES

N/A YES NO UNKNOWN

- (a) 1. Have you ever received a staked or pinned survey of the property? when bought ✓
2. Are the boundaries marked in any way? ✓
3. Do you know the boundaries? If yes, provide description below. ✓ (only vaguely)  
Explain: NO
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? NO  
Explain: I believe @ purchase - husband handled - fences I believe mark boundaries

6. WATER

N/A YES NO UNKNOWN

- (a) 1. Source of water supply RIVER
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: Culligan soft system throughout even to pool - chlorine filtered throughout. water checked approx. 4 times per yr by Culligan

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): NO

- (b) For properties with Category IV, V, or VI systems:

Date of last inspection (sewer): my inspector

Date of last inspection (septic): winter 2017

Date last cleaned (septic): winter 2017 - septic is checked 4 times

- (c) Are you aware of any problems with the sewer system? NO

Explain: per yr. by TRAVIS GRIGGS as is sump pump + pump alarm + toilets... all with an eye for prevention

Initials (Seller) my inspector Date/Time Apr 9 2017 10:30am

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

Form M105 revised 3/2016

Page 2 of 4



PROPERTY ADDRESS: 5189 Old Richmond Road, Lexington, KY 40515

8. CONSTRUCTION/REMODELING N/A YES NO UNKNOWN

- (a) Have there been any additions, structural modifications, or other alterations made? — — — —  
(b) Were all necessary permits and government approvals obtained? — — — —

Explain: *Screened in porch off downstairs... new roofing everything to code... new front lighting + barn lighting - over*

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

- (a) 1. Is the property subject to rules or regulations of a homeowner's association? ..... — — — —  
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? ..... — — — —

- (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc? ..... — — — —

Explain: *on left, Rose Arbor facing Richmond - driveway fence right is dog fenced*

10. MISCELLANEOUS N/A YES NO UNKNOWN

- (a) Was this house built before 1978? ..... — — — —  
(b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? ..... — — — —  
(c) 1. Are you aware of any testing for radon gas? ..... — — — —  
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? ..... — — — —  
(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination) ..... — — — —

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.)? ..... — — — —  
(g) Are you aware of any damage due to wood infestation? ..... — — — —  
(h) 1. Has the house or other improvements ever been treated for wood infestation? ..... — — — —  
2. If yes, when, by, whom, and any warranties? *I have never done anything*  
(i) Are you aware of any existing or threatened legal action affecting this property? ..... — — — —  
(j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)? ..... — — — —  
(k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? ..... — — — —  
(l) Are you aware of any other conditions that are defective with regard to this property? ..... — — — —  
(m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? ..... — — — —  
(n) Are there any warranties to be passed on? ..... — — — —  
(o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? ..... — — — —  
If yes, please explain: *the house is very safe.*  
(p) Are you aware of the existence of mold or other fungi on the property? ..... — — — —  
(q) Has this house ever had pets living in it? ..... — — — —  
If yes, Explain: *dogs (sm) + cats - 1 dog 2 cats*  
(r) Is the property in a historic district? ..... — — — —

*but it is famous for its 87 trees and gorgeous sunsets & sunrises... It is a small paradise.*

Initials (Seller) *ML* Date/Time *Apr 9 2017 11 am* Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_

*- OVER -*



All Electrical also serviced 4 times per yr. or as often as necessary. There is generator system for guest house (safe house) and a small one for main house. not automatic.. but relatively simple.

All systems have been serviced seasonally + by the same people for the last 6 yrs + in some cases, the same people since purchase.

List of people on deck in kitchen

Everything is SAFE and orderly and nothing to be done. M L



PROPERTY ADDRESS: 5189 Old Richmond Road, Lexington, KY 40515

SPACE FOR ADDITIONAL INFORMATION

*I don't know from your list of choices what "system" I am on. But we are a septic with a sump pump & sump pump alarm. The septic is checked seasonally by Travis Griggs "Houston Contracting" who also reconfigured the pipes just outside the screened in porch approx 3 yrs ago. Diagram to septic is on frig... He also services & checks guest house 4 times a year. All is perfect.*

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.

*Marcy Lapperty*  
Seller \_\_\_\_\_ Date April 9 2017

Seller \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*\*\*  
THE REAL ESTATE AGENT NAMED HERE, \_\_\_\_\_, 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: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*  
THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE 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/Real estate agent: \_\_\_\_\_ Date: \_\_\_\_\_

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

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

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