

# 1500 WOODS ROAD

Nicholasville, Jessamine County, Kentucky

5 +/- Acres



*Offered Exclusively By*



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

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



### Entry:

- Hardwood floor
- Crown molding
- Chandelier
- Coat closet



### Dining Room:

- Hardwood floor
- Chandelier
- Crown molding
- Window treatments
- Built-in buffet and china cabinet (antique china buffet is reserved)

### Keeping Room:

- Hardwood floor
- Ceiling fan
- Recessed lighting
- Crown molding
- French door to screen porch with brick floor



### Kitchen:

- KraftMaid custom cabinets
- Quartz counter top
- KitchenAid dishwasher
- Double sink
- Whirlpool microwave
- Whirlpool gas range
- KitchenAid side-by-side refrigerator with water dispenser
- Mannington laminate flooring
- Recessed lighting
- Pantry closet
- Laundry closet with Kenmore washer and dryer and wood cabinets



### Family Room:

- Hardwood floor
- Crown molding
- Gas fireplace with raised brick hearth
- Ceiling fan with light
- Built-in bookcases
- Recessed lighting
- Window treatments
- Pull down stairs to attic



### Mud Room:

- Tile floor
- Recessed lighting
- Ceiling fan with light
- Door to outside



### Front Bedroom:

- Wall-to-wall carpeting
- Closet
- Window treatments
- Ceiling fan/light



### Hall:

- Hardwood floor
- Crown molding
- Linen closet

### Hall Bath:

- Tile floor
- Custom vanity
- Marble vanity top
- Tub/shower combo with glass shower doors
- Linen closet



### Back Bedroom:

- Wall-to-wall carpeting
- Ceiling fan/light
- Window blinds
- Walk-in closet



### Master Bedroom:

- Hardwood floor
- Ceiling fan/light
- Window blinds

### Master Bath:

- Tile floor
- Custom wood cabinets
- Granite counter top
- John closet
- Frameless glass tiled shower
- Walk-in closet





Screen Porch with brick floor



### House Information

- Energy efficient heat pump installed 2018 with a 10-year transferrable warranty
- 25 year shingle roof installed October 2007
- D-box replaced in December 2011
- Septic pumped in July 2018
- Treated for termites in April 2017—Lifetime warranty with yearly maintenance inspection.
- 9 new windows in 2019 with lifetime transferrable warranty
- Electric water heater new in 2017
- Manual transfer auxiliary panel for whole house generator hook-up
- Electric—Bluegrass Energy
- Water—Jessamine County
- Natural Gas—Columbia Gas
- Internet, TV, and phone—Spectrum



## **Farm Improvements**

- Blitz barn with 4 stalls (2 [12' x 15'] foaling; 2 [12' x 12']) with fans; hay storage bay; wash stall; 12' aisle; lights on timers; tack room with bridle and saddle racks; outside wash area



- 40' round pen
- Shop with spray insulation, natural gas heat, loft, double metal roof, 110 and 220 outlets
- Storage shed
- 3-bay equipment shed



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

Price: \$489,000.



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

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

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	0.3	5.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	4.7	88.3%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	0.3	6.0%
<b>Totals for Area of Interest</b>			<b>5.4</b>	<b>100.0%</b>



## 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 2004, and ending on 04/30/2019.

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 1500 Woods Road, Nicholasville, KY 40356

**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	replaced shut-off valve	<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	replaced 9 windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Security system		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating	replaced 2018 age June 2018	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning	replaced 2018 age June 2018	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(n) Water heater	replaced age 18/16/17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>					
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 type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>					
Explain: <u>few settling cracks</u>					
(c) Has the basement leaked at any time since you have owned or lived at the property? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
(d) When was the last time the basement leaked? <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
(e) Have you ever had any repairs done to the basement? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
(f) If you have had basement leaks repaired, when was the repair performed? <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Explain: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>					

Initials (Seller) SB

Date/Time 4/30/19 4:55 pm

Initials (Buyer) PH

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

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

(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? new roof 10/17/07

(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? no repairs since new roof

☐ ☐ ☒ ☐

2. If you have ever had the roof repaired, when was the repair performed? \_\_\_\_\_

(d) 1. Have you ever had the roof replaced? 10/17/07

☐ ☒ ☐ ☐

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: plns

(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 water

☐ ☐ ☒ ☐

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): 7/5/18

(c) Are you aware of any problems with the sewer system? \_\_\_\_\_

☒ ☐ ☐ ☐

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

Initials (Seller)

SPB  
[Signature]

Date/Time

4/30/19 4:00 pm

Initials (Buyer)

[Signature]

Date/Time



8. **CONSTRUCTION/REMODELING**
- |   | N/A                      | YES                                 | NO                                  | UNKNOWN                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) Have there been any additions, structural modifications, or other alterations made? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (b) Were all necessary permits and government approvals obtained?.....                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- 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?.....                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?.....                              | <input type="checkbox"/> | <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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
- Explain: fence
10. **MISCELLANEOUS**
- |  | N/A                      | YES                                 | NO                                  | UNKNOWN                             |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| (a) Was this house built before 1978? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?.....  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) 1. Are you aware of any testing for radon gas?.....  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?.....                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)..... | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**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? Orkin - lifetime transferrable warranty (yearly fee \$590)
- (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? hvac, window, termite.....
- (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)?.....
- If yes, please explain: replaced roof 10/17/07
- (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 \_\_\_\_\_
- (r) Is the property in a historic district?.....

Initials (Seller)

MSB

Date/Time

4/30/14 5:05 pm

Initials (Buyer)

          

Date/Time



PROPERTY ADDRESS: 1500 Woods Road, Nicholasville, KY 40356

SPACE 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.

Jane M. Bayco, J 4/30/19  
Seller Date

Shelley A. Bayco 4/30/19  
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) JB Date/Time 4/30/19 Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_ Form M105 revised 3/2016 Page 4 of 4



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 1500 Woods Road, Nicholasville, KY 40356

DATE: 04/30/2019

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

Yes No Unknown

## 1. MAIN RESIDENCE - HOUSE SYSTEMS

Are you aware of any problems affecting:

- (a) Electrical wiring ..... ☐ Yes ☒ No ☐ Unknown
- (b) Air Conditioning ..... ☐ Yes ☒ No ☐ Unknown
- (c) Plumbing/Septic ..... ☐ Yes ☒ No ☐ Unknown
- (d) Heating ..... ☐ Yes ☒ No ☐ Unknown
- (e) Pool/Hot tubs/Sauna..... *n/a* ☐ Yes ☒ No ☐ Unknown
- (f) Appliances ..... ☐ Yes ☒ No ☐ Unknown
- (g) Doors and windows ..... ☐ Yes ☒ No ☐ Unknown

## 2. MAIN RESIDENCE - FOUNDATION

- (a) Are you aware of any problems concerning the basement?..... *n/a* ☐ Yes ☐ No ☐ Unknown
- (b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?..... ☐ Yes ☒ No ☐ Unknown
- (c) Are you aware of any defects or problems relating to the foundation?..... ☐ Yes ☒ No ☐ Unknown

## 3. MAIN RESIDENCE - ROOF

- (a) Has the roof ever leaked?..... ☐ Yes ☒ No ☐ Unknown
- (b) Has the roof ever been repaired?..... *replaced 10.1.17.07* ☒ Yes ☐ No ☐ Unknown
- (c) Do you know of any problems with the roof?..... ☐ Yes ☒ No ☐ Unknown

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

- (a) Was residence built before 1978?..... ☒ Yes ☐ No ☐ Unknown  
(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?..... ☐ Yes ☒ No ☐ Unknown
- (b) Has the property ever had a drainage, flooding or grading problem?..... ☐ Yes ☒ No ☐ Unknown

## 6. BOUNDARIES

- (a) Have you ever had a survey of your property?..... ☒ Yes ☐ No ☐ Unknown
- (b) Do you know the boundaries of your property?..... ☒ Yes ☐ No ☐ Unknown
- (c) Are the boundaries of your property marked in any way?..... *pins & fences* ☒ Yes ☐ No ☐ Unknown
- (d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?..... ☐ Yes ☒ No ☐ Unknown
- (e) Is there any common fencing? If yes, explain any agreement and common maintenance..... *split cost* ☒ Yes ☐ No ☐ Unknown
- (f) Any improvements shared in common with adjoining or adjacent properties?.... ☐ Yes ☒ No ☐ Unknown

## 7. HOMEOWNER'S ASSOCIATION

- (a) Is the property subject to rules or regulations of any homeowner's association?..... ☐ Yes ☒ No ☐ Unknown  
If yes, please supply copy of rules and regulations.

## 8. WATER

- (a) Are all the improvements connected to a public water system?..... *house & barn* ☐ Yes ☒ No ☐ Unknown
- (b) IF NOT, please state your water sources and explain. .... ☐ Yes ☒ No ☐ Unknown
- (c) Has your water system ever gone dry? If yes, explain..... ☐ Yes ☒ No ☐ Unknown
- (d) Are you aware of any problems with your water lines and/or waterers?..... ☐ Yes ☒ No ☐ Unknown
- (e) Is your water supply shared with anyone else?..... ☐ Yes ☒ No ☐ Unknown

## 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?..... ☐ Yes ☐ No ☐ Unknown
- (b) Were any auxiliary houses built before 1978?..... *n/a* ☐ Yes ☐ No ☐ Unknown  
(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. BARNS/OUTBUILDINGS

- (a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?..... ☐ Yes ☒ No ☐ Unknown



	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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. MISCELLANEOUS</b>			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....	<input type="checkbox"/>	<input 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 checked="" 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? <u>Orkin April 2017</u> .....	<input checked="" type="checkbox"/>	<input 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? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, by whom and when. ....			
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

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.

<u>James M. Boyce</u>	<u>4/30/19</u>	<u>4:30</u>	<u>Shelley Boyce</u>	<u>4/30/19</u>	<u>5:25pm</u>
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	TIME	BUYER

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.



**ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT**  
For use only by members of the Lexington-Bluegrass Association of Realtors

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS**

TODAY'S DATE: 04/30/2019 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 1500 Woods Rd, Nicholasville, KY 40356

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure (Initial)**

*[Signature]* *[Initials]*

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or paint hazards are present in the housing. (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

*[Signature]* *[Initials]*

(b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (Initial)**

*[Initials]*

(c) Purchaser has received copies of all information listed above

(d) Purchaser has received the pamphlet **Protect Your Family From Lead in Your Home**

(e) Purchaser has (check one below):

☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (Initial)**

*[Initials]*  
04/30/19  
dotloop verified

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller *[Signature: Jane M. Boyce]*

Buyer \_\_\_\_\_

Seller *[Signature: Shelley A. Boyce]*

Buyer \_\_\_\_\_

Agent *[Signature: Bill Bell]*

Agent \_\_\_\_\_

dotloop verified  
04/30/19 3:03 PM EDT  
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