1656 RICHMOND ROAD Lexington, Fayette County, Kentucky



This stunning Warfield Gratz-designed home is located in the heart of Lexington in Ashland Park



www.kyhorsefarms.com 518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657



This classic and elegant two-and-a-half story Ashland Park home consists of approximately 6,230 square feet of gracious living area. Featuring hardwood and marble floors, this five bedroom, six bath home boasts an excellent floor plan, as well as, extensive front, rear, and side brick work.

In 2015, the owner renovated the kitchen, master bathroom, added a full bath with steam shower, refinished first floor hardwood floors, and added new windows on the third floor. The living area of the basement was renovated in 2020 adding new flooring. Additionally, the exterior was painted in 2020.

The stunning entryway greets guests with marble floors and a winding staircase. The sunroom/den is a relaxing space with wood-burning fireplace, bay window, extensive moldings, and built-ins, and access to the lovely brick patio and pool.

You'll want to spend a lot of time outside enjoying the brick patio, gorgeous pool, charming pool house with full bath and kitchenette, and firepit—all in complete privacy with side and rear brick walls.

<u>First Floor</u>:

Entrance Hall—Marble floors, winding staircase to upper level, double closets, adjacent marble and mirrored wet bar, entry door with leaded beveled side lights and transom.





Living Room—Formerly the dining room with hardwood floor, crown molding, and unique wainscotting.





Dining Room—Formerly the living room with hardwood floor, crown molding, chandelier with medallion, gas fireplace with marble surround. **Kitchen**—Hardwood floor, bay window, maple cabinets—some with glass fronts, marble counter tops and back splash, movable island with drawers and marble top, Bosch dishwasher, Wolf gas range, large eat-in area. Access to mud room (with tile floor) which leads to the attached 2-car garage.





Den/Sun Room—Marble floor, woodburning fireplace with marble surround, bay windows, with transoms, extensive crown moldings and built-ins, and door to rear brick patio. **Bedroom**—11' domed ceiling, auxiliary wall heat pump, access to outdoor pool.

Adjacent **Bathroom**—Antique vanity with marble top and gold Raphael fixtures. Marble floor and shower. Antique etched glass panel in the window.







Second Floor

Landing—Hardwood floor, crown molding, and closet.

Bedroom—Hardwood floor, crown molding, walk-in closet.

Hall Bath—Renovated in 2015, marble floor and counter top, steam shower.





Bedroom—Hardwood floor and crown molding. Light fixture does not convey.

Bath—Marble floor, counter top, and shower.

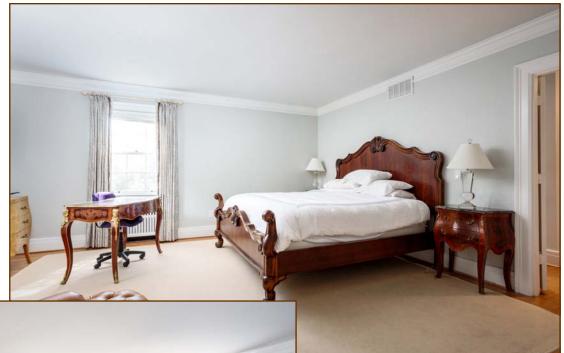




Master Suite

Bedroom— Hardwood floor,

crown molding, and his walk-in closet.



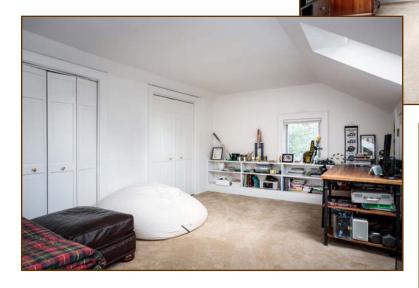


Bath—Marble floor, double vanity with marble top, clawfoot tub, marble walk-in shower, and hers walk-in closet with hardwood floor plus built-ins at dormer and storage under stairway.

Third Floor

Bedroom plus **Study**—Skylights, 2 closets in study and one in bedroom, carpeting over hardwood floor, dormer.

Full Bath—Tile floor, marble counter top, skylight, built-ins.





<u>Basement</u>

Renovated in 2020. New vinyl flooring.

Sitting Room—3 closets.

Family Room—Stone gas log fireplace and built-ins along one wall.





Laundry—2 closets **Full Bath**—with shower and tile floor **Shop**—formerly the laundry, double sink, plumbed for toilet, exterior door to walk-up.

<u>Grounds and</u> <u>Miscellaneous Amenities</u>

- Pool/Guest House—with full bath; kitchenette with dishwasher, refrigerator, and sink; 3 sets of French doors; ceramic floors; high ceilings; and fan.
- Brick patios
- New French drain.





- Brick flower box (2).
- Stone knee wall and columns leading to firepit.
- Brick walk ways.
- Back and side privacy bricked walls.
- Extensive parking in front and rear of home.
- Sprinkler system for front and back yards.



Offered Exclusively By

PRICE: \$1,725,000.

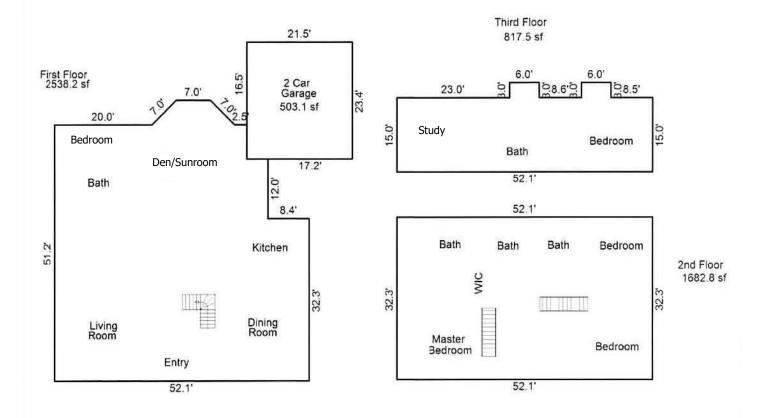
\$1,520,000.



Bill Justice 859-255-3657

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	AREA C	AREA CALCULATIONS BREAKDOWN										
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base	×	Height	×	Width =	Area
GLA1	First Floor	1.0	2538.2	210.7	2538.2	First Floor			51.2	x	19.4 =	993.3
GLA2	2nd Floor	1.0	1682.8	168.8	1682.8				44.3	x	4.3 =	190.5
GLA3	Third Floor	1.0	817.5	146.2	817.5				7.0	x	4.9 =	34.6
GAR	Garage	1.0	503.1	89.8	503.1		0.5	x	7.0	x	3.5 =	12.3
	100						0.5	x	7.0	x	3.5 =	12.3
									32.3	x	8.4 =	271.3
					1				51.2	x	20.0 =	1024.0
						2nd Floor			52.1	x	32.3 =	1682.8
						Third Floor			6.0	x	3.0 =	18.0
											3.0 =	18.0
									52.1	x	15.0 =	781.5
	Net LIVABLE			(rounded)	5,039	11 total items					(rounded)	5 039
Net LI	VABLE			(rounded)	5,039	Third Flcor 11 total items			6.0	x	3.0 =	18.0

	KENTUCKY REAL ESTATE COMMIS	SION					
	Public Protection Cabinet						
	Mayo-Underwood Building						
	500 Mero Street 2NE09						
	Frankfort, Kentucky 40601						
	(502) 564-7760	DITION					
This	SELLER'S DISCLOSURE OF PROPERTY CON						
11115	form applies to residential real estate sales and purchases. This form is not req 1. Residential purchases of new construction homes if a warranty is provided;	uired for:					
	 Sales of real estate at auction; or 						
	3. A court supervised foreclosure						
As a	Seller, you are asked to disclose what you know about the property you are sellin	ng. Your ans	swers to	the qu	uestion	is in thi	s form
mus	t be based on the best of your knowledge of the property you are selling, however	er and whe	never yo	ou gair	ned tha	it know	ledge.
	se take your time to answer these questions accurately and completely.						
	654 Kichmond Kd						
City	Lexington	State	Zip	40		って	
PUR	POSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirement	ts of RRS 3	24.360 t	hat m	andate	s the "s	eller's
discl	osure of conditions" relevant to the listed property. This disclosure is based of	on the Sell	er's kno	wledg	e of th	ne prop	perty's
the	dition and the improvements thereon, however that knowledge was gained. This Seller or real estate agent and shall not be used as a substitute for an inspection	s disclosure	e form s	hall n	ot be a	warra	nty by
obta	in. This form is a statement of the conditions and other information about the pro-	on warrant	which which	e Selle	chaser	may w	visn to
advis	sed, the Seller does not possess any expertise in construction, architecture, engin	eering, or a	any othe	er spec	ific are	eas rela	ted to
the c	construction or condition of the property or the improvements on it. Unless othe	erwise advi	ised, the	Seller	has no	ot cond	lucted
any i profe	inspection of generally inaccessible areas such as the foundation or roof. The Bu essional inspections of this property.	uyer is enco	ouraged	to ob	tain hi	s or he	r own
INST	RUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report a	all known c	condition	ns affe	octing t	ho nro	norty
rega	rdless of how you know about them or when you learned. (3) Attach additional	pages, if ne	ecessarv	, with	vour s	ignatur	e and
the c	date and time of signing. (4) Complete this form yourself or sign the authorization	at the end	of this f	form t	o auth	orize th	e real
estat	te agent to complete this form on your behalf in accordance with KRS 324.360(9). ((5) If an iten	n does n	ot app	ly to ye	our pro	perty,
mark to clu	("not applicable." (6) If you truthfully do not know the answer to a question, ma	ark "unknov	wn." (7)	lf you	learn a	any fac	t prior
vour	osing that changes one or more of your answers to this form after you have com agent or any potential buyer of the change in writing.	ipieted and	a submit	tea It,	imme	diately	notity
			_				
accui	ER'S DISCLOSURE: As Seller(s), I / we disclose the following information regardin rate to the best of my / our knowledge as of the date signed. Seller(s) authorize(ng the prop	perty. Th	is info	rmatio	n is tru	e and
this s	statement to any person or entity in connection with actual or anticipated sale of	of the prop	estate a	gent t as oth	o prov	nrovid	ed by
law.	The following information is not the representation of the real estate agent.			0000	CI 1115C	provid	cu by
	Answer all questions to the best of your knowledge. Attach ad	ditional	sheets	as ne	ecessa	ary.	
1. PR	ELIMINARY DISCLOSURES			N/A	YES	/NO	UN- KNOWN
a.	Have you ever lived in the house?				Ø		
b.	List the date (month / year) you purchased the house. $10/2020$						
с.	Do you own the property as (an) individual(s) or as representative(s) of a compa						
	Explain:	indi	vidu	al			
d.	To the best of your knowledge, has the house been used as a rental?						
e.	To the best of your knowledge, has this house ever been vacant (not lived-in) fo three (3) consecutive months?		n			ø	
f.	To the best of your knowledge, has this house ever been used for anything othe residence?	r than a				Ŗ	• □
	Explain:						
L							
Page 1	10f5 BUN 10/1/2020						
KREC I	Form 402 12/2019 Seller Initials Date/Time Buyer Initials	Dat	te/Time				
autor and a second		Jui					

. HOUSE SYSTEMS				
Vhether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	U
a. Plumbing			X	KNO
b. Electrical system			R	
c. Appliances			A	
d. Ceiling and attic fans			1	
e. Security system			M	
f. Sump pump			X	
g. Chimneys, fireplaces, inserts			x	
h. Pool, tortab; sound NCW pool pump 2020, heater not used	8			
			×	
i. Sprinkler system Maybe Small Kell. j. Heating system age of system:				2
k. Cooling/air conditioning system age of system:		102.00		
-0			X	
lease explain any deficiencies noted in this Section:				_
L. First Flour Bedroom + Den 2015				
BUILDING STRUCTURE	N/A	YES	NO	U
a. Whether or not they have been corrected, state whether there have been problems affecting:	N/A	TES	NU	KNO
1) The foundation or slab			X	E
2) The structure or exterior veneer			X	
3) The floors and walls			-A-	
4) The doors and windows				_
			X	
2) To the best of your knowledge, has the basement ever leaked?2) When was the last time the basement leaked?			Æ	
			12	
3) Have you ever had any repairs done to the basement?4) If you have had basement leaks repaired, when was the repair done?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after ar				
Explain:	extreme	ely nea	vyrain	, eu
		_	~	_
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?				
i. Are you aware of any damage to wood due to moisture or rot?			_≱_	E
Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants,			Ø	
lungi, etc.)?				
Are you aware of any damage due to wood infestation? 1) Use the based on some the improvement least the formation of the formation o			Ø	
1) Has the house or any other improvement been treated for wood infestation?			Ø	Ľ
2) If yes, by whom?				
3) Is there a warranty?				
ease explain any deficiencies noted in this Section:				
			NO	KNO
ROOF	N/A	YES	_	
a. How old is the roof covering? (write the age of the roof if known)				ð
a. How old is the roof covering? (write the age of the roof if known)b. Has the roof leaked at any time since you have owned or lived at the property?				E
 How old is the roof covering? (write the age of the roof if known) Has the roof leaked at any time since you have owned or lived at the property? To the best of your knowledge, has the roof leaked at any time before you owned or lived at 		bx □		
 How old is the roof covering? (write the age of the roof if known) Has the roof leaked at any time since you have owned or lived at the property? To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property? 				C
 How old is the roof covering? (write the age of the roof if known) Has the roof leaked at any time since you have owned or lived at the property? To the best of your knowledge, has the roof leaked at any time before you owned or lived at 		bx □		۵

f.	PERTY ADDRESS: Have you ever had the roof replaced?				
1.	If so, when?			\underline{A}	
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	1.1			
5.	Explain:	ely neav	/y rain,	etc.)	
	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing				
h.	the entire roof covering? If so, when?			A	C
Pla	ase explain any deficiencies noted in this Section:				
FIE	se explain any denciencies noted in this section:				
	AND / DRAINAGE	N/A	YES	NO	KNC
a.	Whether or not they have been corrected, state whether there have been problems affecting:	_			
	1) Soil stability			X	
	2) Drainage, flooding, or grading			ĽX	
	3) Erosion			×.	Ľ
	4) Outbuildings or unattached structures			A	E
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood			×	
	insurance for federally backed mortgages?		10-01		
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?			M	C
Dies				/	
Piec	se explain any deficiencies noted in this Section:				
22 0.0					
6. B	OUNDARIES	N/A	YES	NO	KNC
a.	Have you ever had a staked or pinned survey of the property performed?			ø	C
b.	Are you in possession of a copy of any survey of the property?			¥	Ľ
с.	Are the boundaries marked in any way?				5
	Explain:				•
d.	Do you know the boundaries?		X		Ē
	Explain:			and areas a	
e.	Are there any encroachments or unrecorded easements relating to the property?			X	C
	Explain:				
7. W	/ATER	N/A	YES	NO	UI KNO
a.	Source of water supply:				
b.	Are you aware of below normal water supply or water pressure?			¥	E
C.	Has your water ever been tested? If so, attach the results or explain.			Ŷ	
	Explain:			~	
8. SI	EWER SYSTEM	N/A	YES	NO	UN KNO
a.	Property is serviced by:				
	1. Category I: Public Municipal Treatment Facility		ø		E
	2. Category II: Private Treatment Facility	X			E
	3. Category III: Subdivision Package Plant	Ŕ			Ľ
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	¥			C
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	Ŕ			C
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	ý,			
	7. Category VII: No Treatment/Unknown	Ũ			C
	Name of Servicer:	7			
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?			5	C
Plea	se explain any deficiencies noted in this Section:			7	
0.0750.000	3 of 5				
REC	Form 402 12/2019 Seller Initials Date/Time Buyer Initials Date/Time	1			

PROPERTY ADDRESS:

a. Have there been any additions, structural modifications, or other alterations made? b. If so, were all necessary permits and government approvals obtained? b. How MENON KARSOCIATION (HOA) N/A YES NO,					
a. Have there been any additions, structural modifications, or other alterations made? b. If so, were all necessary permits and government approvals obtained? b. How MENON KARSOCIATION (HOA) N/A YES NO,	9. CONSTRUCTION / REMODELING	N/A	YES	NO	UN- KNOWN
b. If so, were all necessary permits and government approvals obtained? Explain: 10. HOMEOWNER'S ASSOCIATION (HOA) 11. HOMEOWNER'S ASSOCIATION (HOA) 12. If yes, what is the yearty assessment? 2) If yes, what is the yearty assessment? 2) If yes, what is the yearty assessment? 3) HOA Name: HOA Primary Contact Primary Contact Name: HOA Pr	a. Have there been any additions, structural modifications, or other alterations made?		Ø.		
10. HOMEOWNEE'S ASSOCIATION (HOA) N/A YES NO N/A a. 1) Is the property subject to rules or regulations of a HOA? Image: Constant Property according to the property subject to rules or regulations of a HOA? Image: Constant Property according to the protect according to the property according to the proper	b. If so, were all necessary permits and government approvals obtained?		X		
	Explain: 2 NO FLOOR 3 New BATHROOMS 20	15			
	10. HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO,	
2) If yes, what is the yearly assessment? 3) HOA Name: HOA Primary Contact Name: If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate C. Are you aware of any condition that may result in an increase in taxes or assessments? I are you aware of any condition that may result in an increase in taxes or assessments? I Are any features of the property Shared in common with adjoining Lapdowners, such as walls, f are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a abandoned wells on the property? Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a bandoned wells on the property? Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a bandoned wells on the property? Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a bandoned wells on the property? Are you aware of any interest in residential fail 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, which may cause certain health risks. c. Was this house built before 1978? d. Are you aware of the existence of lead-based paint in or on this house? I are you aware of any interest in residential AWen it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentuky Department for Public Health recommends radon testing. F	a. 1) Is the property subject to rules or regulations of a HOA?			X	
HOA Primary Contact Name: HOA Primary Contact Name: HOA Primary Contact Name: b. Is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate C. Are you aware of any condition that may result in an increase in taxes or assessments? a. Are any features of the property shared in common with adjoining landowners, such as walls, e. Are there any pet or rental restrictions? Explain: 11. HAZARDOUS CONDITIONS N/A YES NO a. Are you aware of any conderground storage tanks, old septic tanks, field lines, cisterns, or a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbesto, the use of ourea formalderyde, etc.) water contamination, asbesto, the use of ourea formalderyde, etc.) Was this house built before 1978? G. Are you aware of the existence of lead-based paint in or on this house? BADON DISCLOSURE REQUIREMENT RADON DISCLOSURE REQUIREMENT Are you aware of me w	2) If yes, what is the yearly assessment?				
HOA Primary Contact Phone No.: b. Is the property acondominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate c. Are you aware of any condition that may result in an increase in taxes or assessments? d. fences, driveways, etc.? Are any features of the property shared ju pommon with adjoining landowners, such as walls, fences, driveways, etc.? Image: Condition of the property shared ju pommon with adjoining landowners, such as walls, fences, driveways, etc.? II HAZARDOUS CONDITIONS N/A YES A re you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? Image: Condition of the environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) Image: Condition of the environmental hazards? 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, which may cause certain health risks. C. Waster of the existence of lead-based paint in or on this house? Image: Condition of the state of the existence of lead-based paint in the as accurulated in a building in sufficient quantities, may present health risks, including ung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chis	3) HOA Name:				
b. Is the property a condominium? Image: Second Secon	HOA Primary Contact Name:				
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate	HOA Primary Contact Phone No.:				
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate	b. Is the property a condominium?			R	
A re any features of the property shared incommon with adjoining landowners, such as walls, fences, driveways, etc.? Are any pet or rental restrictions? Explain: ILHAZARDOUS CONDITIONS N/A YES NO Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a abandoned wells on the property? Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) EVED ASED PAINT DISCLOSURE REQUIREMENT 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, which may cause certain health risks. C. Was this house built before 1978? d. Are you aware of any testing for radon gas? 2) If yes, what were the results? Apport Normalle? 2) If yes, what were the results? Apport Normalle? 2) If yes, what were the results? Apport Normalle? 2) If yes, is if functioning property? 4) Is there a radon mitigation system installed? Are you aware of any testing for radon gas? 2) If yes, is if functioning property? 4) Is there a radon mitigation system installed? Are you aware of any existing or threatened legal action affecting this property A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make contamination? Explain: 12. MISCELLANEOUS Are you aware of any existing or threatened legal action affecting this property? 4. Are you aware of any existing or threatened legal action affecting this property 4. O A water any submets must the property assessments that apply to this property 4. Are you aware of any existing or threatened legal action affecting this property 5. Are you aware of any existing or threatened legal action affecting this property 4. Are you aware of any visiting or threatened legal action affecting this property 5. Are you aware of any visiting or threatened legal acti					
	Are any features of the property shared in common with adjoining landowners, such as wells				
	d. fences, driveways, etc.?		凶		
Explain: II. HAZARDOUS CONDITIONS N/A YES NO woment 11. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or Image: Control of the property? Image: Control of the property control of the property on which a residential deal property on which as existence of lead-based paint in or on this house? Image: Control of the property on which a residential deal property on which is a sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon." e. 1) Are you aware of any testing for radon gas? Image: Control of the property control of methamphetamine MUST make written disclosure of methamphetamine contaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contaminated by the production of S224.1-410(10) and 902 KAR 47:200. Failure to properly (mathematicated by the production of methamphetamine? 2) If yes, is it functioning property sees that apply to this property? Image: Contaminate device of contaminate device of contaminate device of methamphetamine? Image: Contaminate device					
11. HAZARDOUS CONDITIONS N/A YES NO					
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a abandoned wells on the property? Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT 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, which may cause certain health risks. Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.kr.gvo and search "radon." e. 1) Are you aware of any testing for radon gas? 2) If yes, what were the results? 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 224.99-010. g. 1) Is the property currently contaminated by the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.99-010. g. 1) Is the property been professionally decontaminated from methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to chip and work was assessments? Are you aware of any violations of local, state, or federal laws, codes, or ordinances relat					
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b. (e.g. sewer assessments)? c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to c. this property? d. Are there any warranties to be passed on? Page 4 of 5 VPEC Form 402, 12/2010	RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice health risks, including lung cancer. The Kentucky Department for Public Health recommends radon to visit chfs.ky.gov and search "radon." e. 1) Are you aware of any testing for radon gas? 2) If yes, what were the results? Above Normal. f. 1) Is there a radon mitigation system installed? Acfauled Zobs 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT A property owner who chooses NOT to decontaminate a property used in the production of metwritten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR disclose methamphetamine contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: 12. MISCELLANEOUS	esting. For 	more T T T T T T T T T T T T T		resent ation,
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Explain:						
e. Has this house ever been damaged by	y fire or other disast	er?			<u>Þ</u>	_
Explain:					Ø	(
f. Are you aware of the existence of mog. Has this house ever had pets living in		the property?			A I	1
 g. Has this house ever had pets living in Explain: 	ILF			R		
h. Is this house in a historic district or lis	sted on any registry	of historic places?			X	[
13. ADDITIONAL INFORMATION	stea on any registry	of historic places:	N/A	YES	NO	ι
Do you know anything else about the prop	erty that that should	be disclosed to the Buyer?				KN
f yes, please provide details in the space p						
		•				
4. SELLER(S) CERTIFICATION (CHOOSE ONE)						
	hat the information	disclosed above is complete and acc	curate to t	he hest	t of my	1
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LEXINGTON-BLUEGRASS ASSOCIATION OF REALTORS 2250 Regency Road 276-3503

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	: 10/01/2020	CONTRACT DA	TE:	CONTRAC	CT #
PROPERTY ADI	DRESS: 1656	RICHMOND	ROAD	LEYINGTON,	14 4002
exposure to lead from la permanent neurologica, poses a particular risk to based paint hazards from	interest in residential real ead-based paint that may p l damage, including learni o pregnant women The s m risk assessments or inspo	property on which a residential lace young children at risk of d ng disabilities, reduced intellig eller of any interest in residenti ections in the seller's possession s is recommended prior to purc	leveloping lead poiso ence quotient, behav al real property is re n and notify the buyo	prior to 1978 is notified that s oning. Lead poisoning in you ioral problems, and impaired quired to provide the buyer w	{ such property may present ing children may produce t memory. Lead poisoning also
Sellery's Disolosure	resence of lead-based p	paint and/or lead-based pa aint and/or paint hazards a	int hazards (chec are present in the	k one below): housing. (explain):	
(b) R	ecords and Reports ava Seller has provided	edge of lead-based paint ar ailable to the seller (check the purchaser with all avai ards in the housing (list de	one below): ilable records and	d reports pertaining to le	
À	Seller has no reports	or records pertaining to le	ead-based and/or	lead-based paint hazard	s in the housing.
Purchaser's Ackno (c) Pu (d) Pu	wledgment (Initial) urchaser has received o	copies of all information li the pamphlet <i>Protect Your</i>	sted above		
	Requested opportun	ity to conduct a risk assess under the same terms and o	sment or inspecti conditions as "Ot	on for the presence of le her Inspections". (See th	ad-based paint or lead- ne offer to purchase
		nity to conduct a risk asses	sment or inspect	ion for the presence of le	ead-based paint and/or
Agent's Acknowled (f) Agent (f) Agen	gent has informed the	seller of the seller's obliga	utions under 42 U	S.C. 4852d and is awar	e of his/her responsibility
Certification of Act The following pa have provided is true	arties have reviewed th	the information above and c	certify, to the bes	t of their knowledge, tha	t the information they
Seller Bubne	Date OU	. Wold Buyer		Date	
Seller	Date	Buyer		Date	
Agent	- Date/	1/20 Agent		Date	

Form #45 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. Revised 01/02