

WOODLAND VILLA

22 +/- ACRES

4888 Lexington Road (Paris Pike)

Paris, Bourbon County, Kentucky



Named for its beautiful setting, surrounded by many trees, this one-and-a-half story Gothic Revival frame cottage was illustrated in Perrin's History in 1882 before the addition of the one-story wings. The impressive dwelling exhibits tall chimneys, vertical board and batten siding, and an entrance porch with typical Gothic spandrels and octagonal wooden columns. It is very likely this example was designed by Lexington architect-builder John McMurty, as it closely resembles a number of dwellings attributed to him in the Blue Grass.

The house was built in the 1850's by William Rogers, a prominent settler of the Cane Ridge area, for his youngest son, Christopher C. Rogers. In 1902, the farm was acquired by James H. Thompson, who was active in local and state politics, as well as farming. In the first three decades of the twentieth century, he served successively as a state legislator, Speaker of the House, and a state senator.

Whitley; Perrin, pp. 49, 132-43; Johnson, II, 883-84, III, 1454; Kerr, III, 474-75; Newcomb, Architecture in Old KY., p. 155; Ardery, "Rogers Family", esp. pp. 233, 239.

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Nestled down a long tree-lined drive off a highly sought-after Paris Pike location, and situated on one of the prettiest tracts of land in all of Central Kentucky, you'll discover "Woodland Villa". Magnificent old trees are throughout this spectacular 22 acres. Containing over 5,000 square feet of truly gracious living area, Woodland Villa features tall ceilings, beautiful hardwood floors, large room sizes, and a great floor plan.

The first floor consists of two bedrooms (either could be the primary bedroom) and three full baths; parlor; library; formal dining room; den; family room; eat-in kitchen with breakfast area. Upstairs you'll discover two bedrooms, a full bath, and a 10' x 18' sitting area. The owners recently constructed a detached two-car garage with a rear covered patio, as well as, a 14' x 16' pool house/storage building plumbed for a half bath.

Ideally located and completely private from the main residence is a 10,500 square foot metal building of steel truss construction. It contains approximately 2,025 square feet of office space (last used as a doctor's office) plus approximately 8,475 square feet of shop and storage area with three overhead doors and ramps on one side.

First Floor:

Entrance Hall—10' x 18', hardwood floor, walnut door with leaded side panels, 10'9" ceiling, crown moulding, back hall with closet and staircase to upper level.



Parlor—17.5' x 20', hardwood floor, fireplace with exquisite mantel, 10'9" ceiling, crown moulding, pocket door to den



Primary Bedroom—

15' x 17', hardwood floor, newer closet, crown moulding.

Primary Bathroom—

6'4" x 10.5", ceramic tile floor, chair rail, antique tub.



Library—20' x 18', hardwood floor, bookcases, fireplace with brick surround and hearth, crown moulding, 10'9" ceiling, door to dining room and first floor guest bedroom.



Bedroom—15' x 17', hardwood floor, 9'9" ceiling, crown moulding.

Full Bath—11.5' x 8.5', ceramic tile floor, tub only, crown moulding, built-in cabinetry, tile wall half-way up.



Dining Room—20' x 18', hardwood floor, fireplace with brick surround.

Full Bath—10' x 10', built-ins, tiled shower, tile floor, tile half-way up the wall.



Den—18' x 20', hardwood floor with inlaid pattern, crown moulding, fireplace, wainscoting, 10'9" ceiling, opens to family room via glass doors.



Family Room—28'9" x 18', hardwood floor, 10'9" ceiling with 1" tongue and groove design, board and batten-type wood wall, built-ins, new fireplace with blower, door to rear patio.



Kitchen—18' x 16', renovated in 2003 with new oak floors, solid hickory cabinets, island, Corian counter tops with tile backsplash, desk, 17' x 12' eat-in area with beamed ceiling, and pantry and laundry rooms.



Mudroom—11.5' x 13'4", wood walls and ceiling, tile floor, door to outside.



Second Floor

Landing—10' x 18'3", hardwood floor and beamed ceiling.

Bedroom—20'9" x 22.5", 8' ceiling and hardwood floor.

Full Bath—11' x 5.5', renovated in 2003, tiled walk-in shower and floor with tile half-way up the wall.

Bedroom—22.5' x 20', hardwood floor.



Additional Features

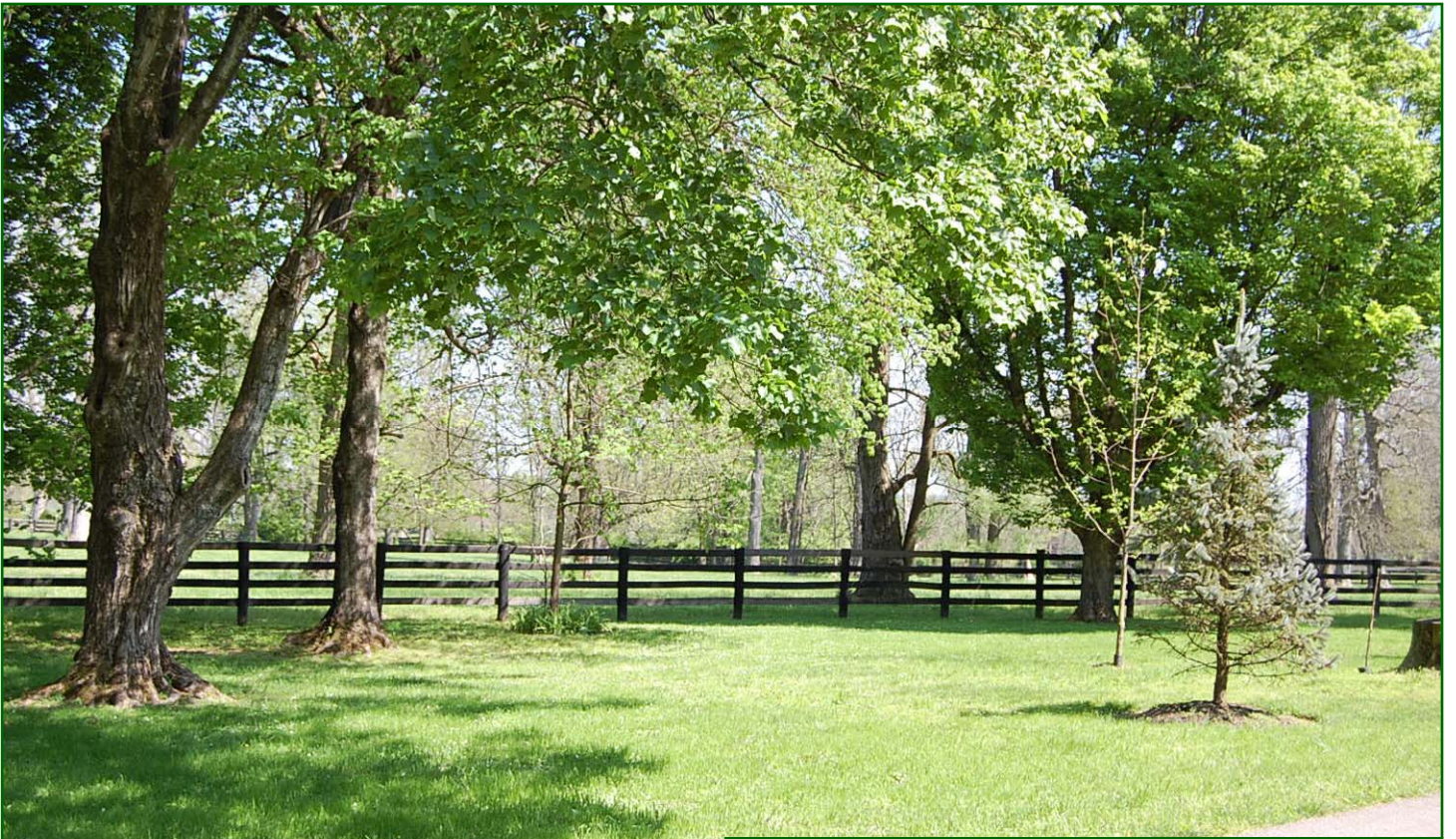
- 24 gauge metal roof (2005-2006)
- Copper gutters and downspouts
- New thermopane windows installed 2020
- Covered porch off family room
- 500,000 BTU outdoor furnace (2011)
- 4 ductless Mitsubishi air handlers (2015)
- Most first floor rooms have 10'9" ceilings



10,500 square foot metal building of steel truss construction. Comprised of 2,025 square feet of office space—utilized as a doctor's office until recently.









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PRICE: \$1,725,000.



**Bill Justice
859-255-3657**

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KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
Mayo-Underwood Building
500 Mero Street 2NE09
Frankfort, Kentucky 40601
(502) 564-7760

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 warranty is provided;
2. 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 selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address

4888 Lexington Road

City

Paris

State

Ky

Zip

40361

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or 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, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (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 an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), 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(s) authorize(s) 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.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary.

1. PRELIMINARY DISCLOSURES

N/A YES NO UN-
KNOWN

a. Have you ever lived in the house?

☐ ☒ ☐ ☐

b. List the date (month / year) you purchased the house.

11/02

c. Do you own the property as (an) individual(s) or as representative(s) of a company?

yes

Explain:

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) for more than three (3) consecutive months?

☐ ☐ ☐ ☒

f. To the best of your knowledge, has this house ever been used for anything other than a residence?

☐ ☐ ☒ ☐

Explain:

PROPERTY ADDRESS:

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:

	N/A	YES	NO	UN- KNOWN
a. Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Sump pump <i>pk</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna <i>pk</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system <i>pk</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Heating system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Water heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
age of system: <i>one year</i>				

Please explain any deficiencies noted in this Section:

3. BUILDING STRUCTURE

Whether or not they have been corrected, state whether there have been problems affecting:

	N/A	YES	NO	UN- KNOWN
a. 1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked?				
3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 an extremely heavy rain, etc.)				
Explain:				
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom? <i>State Standard Pest Control, LLC 818-206-2589</i>				
3) Is there a warranty? <i>Yes</i>				

Please explain any deficiencies noted in this Section:

*Exterior base boards replaced 2018 (new)
New copper gutters Coach house Razed and New
garage constructed*

4. ROOF

	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? (write the age of the roof if known) <i>2005</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. When was the last time the roof leaked? <i>2005</i>				
e. Have you ever had any repairs done to the roof? <i>As stated</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS:

f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, when? <u>2005</u>				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)	Explain:			
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

5. LAND / DRAINAGE

N/A YES NO UN-
KNOWN

a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) Soil stability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

6. BOUNDARIES

N/A YES NO UN-
KNOWN

a. Have you ever had a staked or pinned survey of the property performed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are the boundaries marked in any way?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				
d. Do you know the boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
e. Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

7. WATER

N/A YES NO UN-
KNOWN

a. Source of water supply:	<u>Centally American Water</u>			
b. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has your water ever been tested? If so, attach the results or explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

8. SEWER SYSTEM

N/A YES NO UN-
KNOWN

a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name of Servicer:				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):				
Date of last inspection (septic):				
Date last cleaned (septic): <u>2017</u>				
c. Are you aware of any problems with the sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section:				

PROPERTY ADDRESS:

9. CONSTRUCTION / REMODELING				
	N/A	YES	NO	UN- KNOWN
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. If so, were all necessary permits and government approvals obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
10. HOMEOWNER'S ASSOCIATION (HOA)				
	N/A	YES	NO	UN- KNOWN
a. 1) Is the property subject to rules or regulations of a HOA?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the yearly assessment?				
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No.:				
b. Is the property a condominium?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Are there any pet or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				
11. HAZARDOUS CONDITIONS				
	N/A	YES	NO	UN- KNOWN
a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.				
c. Was this house built before 1978?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of the existence of lead-based paint in or on this house?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.ky.gov and search "radon."				
e. 1) Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what were the results?				
f. 1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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.				
g. 1) Is the property currently contaminated by the production of methamphetamine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If no, has the property been professionally decontaminated from methamphetamine contamination?				
Explain:				
12. MISCELLANEOUS				
	N/A	YES	NO	UN- KNOWN
a. Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are there any warranties to be passed on?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROPERTY ADDRESS:

Explain:				
e. Has this house ever been damaged by fire or other disaster?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Has this house ever had pets living in it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				
h. Is this house in a historic district or listed on any registry of historic places?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. ADDITIONAL INFORMATION	N/A	YES	NO	UN-KNOWN
Do you know anything else about the property that that should be disclosed to the Buyer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.				

14. SELLER(S) CERTIFICATION (CHOOSE ONE)

☐ As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature	Date	Seller Signature	Date
X		X	

☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, _____ (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature	Date	Seller Signature	Date
X		X	

☐ As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature	Date	Seller Signature	Date
X		X	

☐ The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Broker / Agent Print Name	Broker / Agent Signature	Date
	X	

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form

Buyer Signature	Date	Buyer Signature	Date
X		X	

ADDITIONAL DETAILS OF SELLER'S DISCLOSURE OF PROPERTY CONDITION
4888 LEXINGTON ROAD

ITEM 2—HOUSE SYSTEMS

- Plumbing
 - ◊ Installment of new water heater in 2020
 - ◊ Installment of new copper plumbing in 2005
 - ◊ Installment of new Pex plumbing in 2018
- Chimneys
 - ◊ New flashings, tuck pointing in 2019-2020
 - ◊ Water seal coverings in 2020
 - ◊ Removal of portion of each chimney (4) with brick replacement along with base in 2006-2007
- Heating System
 - ◊ Hot water fuel oil burner replaced with exterior wood-burning furnace for home and shop in 2015-2016
- Air Conditioning System
 - ◊ Ductless air and heat installed in 2013-2014

ITEM 3—BUILDING STRUCTURE

- Floors
 - ◊ Existing floors refinished; new floor in kitchen
 - ◊ New floor joists installed in 2017-2018 due to remote water leak to entry
 - ◊ New beam under sun room floor
- Windows
 - ◊ New Thermopane windows throughout the house installed in 2019
- Kitchen
 - ◊ New cabinets and counter tops
- Basement Leak
 - ◊ On two occasions since 2002, water accumulated to a depth of 3-4 inches requiring sump pump. Water accumulated after extremely heavy and protracted rain. Floor (one corner) can become moist with heavy rain. We use a heat lamp to dry floor over 24-48 hours.
- Water Damage
 - ◊ Front entryway was replaced due to remote leak over prolonged period.
- Termites
 - ◊ Home has had previous infestation on two or three occasions prior to our purchase. I was aware of remote damage. In 2019, entire home and grounds were treated due to presence of termites on front porch. Warranty in place for 11 years.
- Roof Leak
 - ◊ Evidence of leaks prior to 2005
 - ◊ Evidence of flashing leaks prior to 2019
 - ◊ No problem since that time

ITEM 5—LAND/DRAINAGE

- Outbuildings
 - ◊ Spring house roof installed
 - ◊ Shop and office building has had leaks addressed and repaired.
 - ◊ Guttering has repairs currently underway.

ITEM 6—BOUNDARIES

- Original metal pins are presumably still in place. I am aware of the boundaries.

ITEM 8—SEWER SYSTEM

- I am unaware of location for the office/shop septic tank. Has never given us any problem since 2002. System used sparingly.

ITEM 9—CONSTRUCTION/REMODELING

- Mud room entry enclosed in 2005-2006
- New posts added to front porch in 2019
- New roof and chimneys as noted previously
- New patio in 2020

ITEM 11—HAZARDOUS CONDITIONS

- Underground tanks in place from previous owner. Tanks are still in place but I have declined to make use of them.

ITEM 12—MISCELLANEOUS

- Termite warranty is in effect for eleven (11) year from initial treatment with inspections.
- Fire—when inspecting attic for the purpose of installing an attic fan, I saw evidence of previous fire damage (minor) to some of the rafters. I am unaware of when or to what extent this fire occurred.
- Registry—House is listed on Historic Registry for Bourbon County and Central Kentucky.

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: 4/27/21 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 4888 LEXINGTON RD. PARIS, KY

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)

TPS (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.

TPS (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)

_____ (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)

TPS (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 TPS Date 4/27/21 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent TPS Date _____ Agent _____ Date _____