



# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 3170 Military Pike, Lexington, KY 40513

DATE: 8/16/2019

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

	Yes	No	Unknown
<b>1. MAIN RESIDENCE – HOUSE SYSTEMS</b>			
Are you aware of any problems affecting:			
(a) Electrical wiring .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Heating .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Appliances .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired? <i>NOT SINCE NEW ROOF 2015</i> .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(a) Was residence built before 1978? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties?....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? <i>Except 3 tobacco barns</i> .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>9. AUXILIARY HOUSES</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
<b>10. BARN/OUTBUILDINGS</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Yes No Unknown

11. UTILITIES

(a) Are you aware of the location of the following underground utilities?

- 1) Water lines .....  Yes  No  Unknown
- 2) Electric lines.....  Yes  No  Unknown
- 3) Natural Gas/Propane .....  Yes  No  Unknown
- 4) Telephone lines .....  Yes  No  Unknown
- 5) Septic/Field lines.....  Yes  No  Unknown

N/A

(b) If you answered yes to any of the above, can you furnish a diagram of same?  Yes  No  Unknown

12. MISCELLANEOUS

(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....  Yes  No  Unknown

(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....  Yes  No  Unknown

(c) Are you aware of any Radon test being performed on this property? .....  Yes  No  Unknown

(d) Are you aware of any existing or threatened legal action affecting this property? .....  Yes  No  Unknown

(f) Are there any assessments other than property assessments that apply to this property? .....  Yes  No  Unknown

(g) Are you aware of any damage due to wood infestation? .....  Yes  No  Unknown

(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? .....  Yes  No  Unknown

(i) Are you aware of any underground storage tanks? .....  Yes  No  Unknown

(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....  Yes  No  Unknown

(k) Are you aware of any dumps on the property, present or past? .....  Yes  No  Unknown

(l) Are any sink holes being used as a dump? .....  Yes  No  Unknown

(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....  Yes  No  Unknown

(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....  Yes  No  Unknown

(o) Have you ever had a soil analysis done?.....  Yes  No  Unknown  
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? .....  Yes  No  Unknown

(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....  Yes  No  Unknown

13. If the answer was "yes" to any of the above questions, please explain.

See attached

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.

SELLER      8/16/2019 3:30pm 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       DATE       TIME

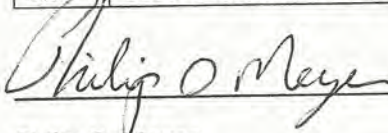
If you have specific questions please consult an attorney. The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.

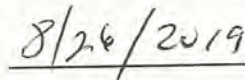
## Blue Gate Farm – Seller’s Real Property History – Farm Property

1c	Cast iron sewer drain line from basement to septic tank has 2 pinhole leaks and should be replaced. Supply lines to 1 <sup>st</sup> floor shower have been disconnected and need replacement.
1e	Underground water supply line to pool needs replacement. We add water with garden hose. Filter return line installed 1966 and is galvanized pipe. Vinyl pool liner was installed in 1999 and is lightly stained overall, with a few dark stain areas. Pool terrace needs repair, and stone wall next to pool needs tuck pointing. Pool house siding needs some repair along bottom.
1g	6 windows in main house need rope sash cords replaced. Small windows in living room front are painted shut.
2a	Water rains in basement steps and seeps through foundation next to basement steps. Water also seeps in from gutter drain pipes and air conditioner condensate line if drain lines are not connected to channel water away from the house.
2c	Basement walls need tuckpointing, primarily on west and north sides.
3a	Roof has leaked but not since entire new roof installed in 2015 and chimney caps added in 2016.
3b	Entire roof replaced 2015.
5b	Main House – water will seep into basement if gutter downspouts are not channeled away from the house.
6d	Fayette county portion of farm protected by PDR easement. Jessamine County portion (25.5 acres) of farm to be placed into conservation easement 2019. One new house will be allowed in Jessamine County portion.
6e	Common fencing along all exterior boundaries. No formal agreements regarding maintenance or replacement with neighbors. We built some interior fences years ago just inside the boundary fences in some areas to avoid bulldozing trees.
8a	Entire farm can be served by city water, but if spring is flowing, we use that source to supply all livestock troughs and barns. 3 tobacco barns are not served by water lines. Main house and guest house both on city water at all times.
8c	The spring will go dry in extended dry spells but we switch to city water as needed.
9a	Two windows in the brick section need frame repair or complete replacement. Due to the age of the windows and the old glass, we wanted the new owner to make that decision. Some settling of left front corner of Guest House in dry weather.
10a	Electrical power to the two tobacco barns closest to Lexington has been shut off for several years. KU will not turn on power to them without an inspection so their condition is unknown. Worked when last used. Barn roofs have been repaired as needed. The entire roof on the barn next to the silos was completely replaced in 2015. There is no water supply to the tobacco barns.
11a2	I know the approximate location of underground electric lines.
12a	Main house has asbestos wrapped hot water pipes. Shop building in barnyard has wood frame siding over the top of asbestos shingle siding.
12h	Minor damage from wood bees throughout farm. Tack room area of horse barn was treated in 1995 for termites by All-Rite Pest Control. Tobacco barn repairs included some minor spraying for termites over the years.
12i	Heating fuel tank for the main house is underground. 1000 gallon.
12k/l	Large sink hole on farm has been used to dump damaged barn and fence materials, or large tree stumps. Also some old concrete water troughs.

Blue Gate Farm – Seller’s Real Property History – Farm Property

12n	215 acres is currently leased to Walnut Lawn Farm, Inc. through February 2020. 20 acres and the tobacco barns are subleased to Graddy Prewitt for his tobacco crop. The pasture area is subleased to Todd Clark for cattle. About 25 acres and the horse barn are utilized in a self-care horse boarding operation, managed by the farm owners. The remaining area is the yard and barnyard areas.
12o	Before farm leased out, owners routinely did soil testing. Now current tenants to that.

  
Philip G. Meyer

  
Date



## 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 9/20/1992, and ending on 8/16/2019.  
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 3170 Military Pike, Lexington, KY 40513

**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.

	N/A	YES	NO	UNKNOWN
<b>1. HOUSE SYSTEMS</b>				
Any past or current problems affecting:				
(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) Floors and walls .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Security system .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna .....	<input type="checkbox"/>	<input checked="" 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 .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
age <u>1992 main, 1978 Guest</u>				
(m) Cooling/air conditioning .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
age <u>2015/1995 main, 1991 Guest</u>				
(n) Water heater .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
age <u>2018 Both houses</u>				
Explain: <u>See attached.</u>				

	N/A	YES	NO	UNKNOWN
<b>2. FOUNDATION/STRUCTURE/BASEMENT</b>				
(a) Any defects or problems, current or past, to the foundation or slab? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>See attached</u>				
(c) Has the basement leaked at any time since you have owned or lived at the property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked? <u>Last hard rain</u>				
(e) Have you ever had any repairs done to the basement? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed? .....				
Explain: _____				

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

N/A YES NO UNKNOWN

**3. ROOF**

- (a) Age of the roof covering? 2015 main, 2006 Guest
- (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? PRIOR to NEW ROOFS
- (c) 1. Have you ever had any repairs done to the roof? NOT SINCE Replaced      
 2. If you have ever had the roof repaired, when was the repair performed? \_\_\_\_\_
- (d) 1. Have you ever had the roof replaced?.....      
 2. If you have had the roof replaced, when was the replacement performed? See Above
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) N/A
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? NOT SINCE Replaced      
 2. If yes, when was the repair performed? \_\_\_\_\_  
 Explain: \_\_\_\_\_

N/A YES NO UNKNOWN

**4. LAND/DRAINAGE**

- (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: See Attached

N/A YES NO UNKNOWN

**5. BOUNDARIES**

- (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: Survey map AVAILABLE - done 2008 Endris ENGINEERING
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware?.....      
 Explain: See Attached

N/A YES NO UNKNOWN

**6. WATER**

- (a) 1. Source of water supply Ky American 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: \_\_\_\_\_

N/A YES NO UNKNOWN

**7. SEWER SYSTEM**

- (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): 2013
- (c) Are you aware of any problems with the sewer system?.....      
 Explain: \_\_\_\_\_

N/A YES NO UNKNOWN

Initials (Seller) Pgm Date/Time 8/16/2019  
3pm

Initials (Buyer) \_\_\_\_\_ 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
- Explain: Yes 2002 Man house, others unknown
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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- Explain: Nothing close to  
Hours shared with neighbors
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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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.)?.....      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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"/>            | <input type="checkbox"/>            |
| (h) 1. Has the house or other improvements ever been treated for wood infestation?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. If yes, when, by whom, and any warranties? _____  |                          |                                     |                                     |                                     |
| (i) 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"/>            |
| (j) 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"/>            |
| (k) 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"/>            |
| (l) Are you aware of any other conditions that are defective with regard to this property?.....                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? .....                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (n) Are there any warranties to be passed on?.....   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? If yes, please explain: _____  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (p) Are you aware of the existence of mold or other fungi on the property?.....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (q) Has this house ever had pets living in it? ..... If yes, Explain <u>See Attached</u>                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (r) Is the property in a historic district?.....   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Initials (Seller) Jgm Date/Time 8/16/2019  
3pm

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

SPACE FOR ADDITIONAL INFORMATION

See Attached.

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.

Philip D. Meyer Seller      8/16/2019 Date

\_\_\_\_\_  
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: \_\_\_\_\_

\_\_\_\_\_  
Date

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

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

Seller: \_\_\_\_\_  
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) PDM      Date/Time 8/16/2019  
3 pm

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

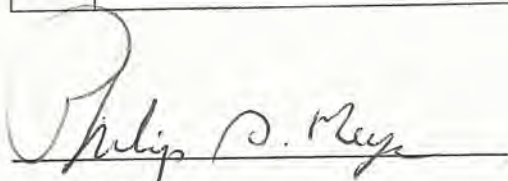


Blue Gate Farm – Seller’s Disclosure of Property Condition – Houses

1a	Main House - Cast iron sewer drain line from basement to septic tank has 2 pinhole leaks and should be replaced. Supply lines to 1 <sup>st</sup> floor shower have been disconnected and need replacement. Toilet above kitchen leaked, wax ring replaced 2018. Guest House – in temperatures below 15 degrees, water lines must be dripped to avoid freezing.
1d	Main House – there are plaster cracks throughout. Repairs have been made in 1982 and 2002 during major remodeling. Guest House – drywall cracks in front room. Some cracks in exterior brick.
1e	Main House – 6 windows need rope sash cords replaced. Small windows in living room front are painted shut. Guest House – Two windows in the brick section need frame repair or complete replacement. Due to the age of the windows and the old glass, we wanted the new owner to make that decision.
1f	Main House – whole house fans have not been used in several years. May need new belts on the motors and the motors may need servicing.
1g	Main House – only have hard wired smoke detectors and they are working fine.
1i	Main House – water seeped in around chimneys until chimney caps added in 2015. Water damage in “north” room has not been repaired. No leaks since cap added. No liners in any chimneys of either house.
1j	Underground water supply line to pool needs replacement. We add water with garden hose. Filter return line installed 1966 and is galvanized pipe. Vinyl pool liner was installed in 1999 and is lightly stained overall, with a few dark stain areas. Pool terrace needs repair, and stone wall next to pool needs tuck pointing. Pool house siding needs some repair along bottom.
1l	Main House - furnace replaced 1995. Heat registers and supply lines 50+ years old. 1 <sup>st</sup> floor air conditioner replaced 2015 and includes heat pump with emergency heat. No heat to 1 <sup>st</sup> floor powder room or second floor tower room. Guest House – Electric baseboard heat installed 1978. Heat pump does not have emergency heat option.
1m	Main House – 1 <sup>st</sup> floor unit replaced 2015. 2 <sup>nd</sup> floor unit about 1995. No vents in 1 <sup>st</sup> floor office area or powder room, no vents in 2 <sup>nd</sup> floor tower room or bedroom facing Military Pike. Guest House – Unit installed 1991, serves all rooms.
1n	Main House - 2018 Guest House – 2018
2a	Main House - Basement walls need tuckpointing, primarily on west and north sides. Guest House – in drought, front left corner of house will settle, which caused brick and drywall cracks.
2b	Main House – minor tuckpointing done to exterior foundation walls and to wall high above fish pond where gutter leaked. Gutter was repaired two years ago. Chimneys and trim need painting. House body needs spot painting. Garage, garden house and garage painted in fall of 2018. Shutters need repair. Some shutters removed due to poor condition. Guest House – foundation under frame portion added in 1978. Painted 2018.
2c	Main House - Water rains in basement steps and seeps through foundation next to basement steps. Water also seeps in from gutter drain pipes and air conditioner condensate line if drain lines are not connected to channel water away from the house.
2g	Main House – leaks with a hard or heavy rain.
3a	Main House – 2015 Guest House – 2006 Metal Roof
3b	Main House roof leaked in hard rain along ridges before new roof installed. No leaks since. Guest House – may have been leaks prior to roof replacement. No leaks since.

Blue Gate Farm – Seller’s Disclosure of Property Condition – Houses

3c	Roofs of both houses repaired as needed prior to most recent replacements. No repairs since.
3d	See 3a.
3f	Main House – prior to total roof replacement, partial repairs made as needed. None since.
4d	All creeks on the farm far away from houses. Only pond near main house partially fills with very high rain, then leaks completely in short time thereafter. No threat to houses.
5b	Fayette county portion of farm protected by PDR easement. Jessamine County portion (25.5 acres) of farm to be placed into conservation easement 2019. One new house will be allowed in Jessamine County portion.
7c	Main House - Cast iron sewer drain line from basement to septic tank has 2 pinhole leaks and should be replaced.
8a	Main House – major remodels 1982 and 2002. Guest House – gutted and remodeled 1978.
10b	Main House – probably lead paint on old wooden windows and doors. Heating pipes wrapped in asbestos. Guest House – probably lead paint on old wooden windows and doors.
10d	Main House - Heating fuel tank is underground between house and driveway. 1000 gallon. There is an old well between house and pool, and another old well in north west corner of the yard near Military Pike. Both wells are inside concrete covered pits. There was a cistern near the south door of the back porch which was filled in over 25 years ago. Other abandoned wells on the entire farm are clearly marked.
10f	Carpenter bees like the pool house eaves. Controlled with bee traps.
10g	Damage to pool house is minor.
10o	Main House – lightning strike 1990’s, minor damage. Shingles blown off or damaged by hail prior to total roof replacement in 2015. Guest House – fire damage 1953 extent, unknown.
10p	Main House – some mildew in stairwell to basement, and outside of house if bushes not trimmed back.
10q	Main House - Dogs have been here for 75+ years and cats since 2002. Currently 1 dog and 2 cats reside here. Guest House – Dogs for 75+ years, cats from 1979 to 1982. Currently none living in this house.

  
Philip G. Meyer

8/26/2019  
Date