SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

For use only by members of Bluegrass REALTORS®

PR	OPERTY ADDRESS: 246 Montague		DATE: 11/	15/23
Ple	ease answer all questions. Mark yes or no to all questions. If answer is yes, please exp	lain in	item #13.	
		Yes	No	Unknown
1.	MAIN RESIDENCE - HOUSE SYSTEMS			
	Are you aware of any problems affecting:			
	(a) Electrical wiring		KKKKKK	
	(b) Air Conditioning		<u> </u>	
	(c) Plumbing/Septic		<u> </u>	
	(d) Heating(e) Pool/Hot tubs/Sauna			******
	(f) Appliances			
	(f) Appliances(g) Doors and windows		<u>v</u>	
2	MAIN RESIDENCE - FOUNDATION		<u></u>	
٠.,	(a) Are you aware of any problems concerning the basement?			
	(b) Are you aware of any problems concerning the basement. (b) Are you aware of any problems concerning sliding, settling, movement		<u>~</u>	
	upheaval, or earth stability?			
	(c) Are you aware of any defects or problems relating to the foundation?		$\frac{\checkmark}{\checkmark}$	************
3.				
٥.	(a) Has the roof ever leaked?			
	(b) Has the roof ever been repaired?		<u> </u>	
	(c) Do you know of any problems with the roof			******
4.	MAIN RESIDENCE - ALE/LEAD-BASED PAINT			
•••	(a) Was residence built before 1978?		\checkmark	
	(If yes, seller may not accept and buyer should not present an offer to purchase		<u> </u>	
	contract that does not include a "Disclosure of Information and Acknowledgeme	nt		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the	11.		
	EPA pamphlet "Protest Your Family From Lead in Your Home".)			
5.				
	(a) Is this property located in a flood plain zone?		1/	
	(b) Has the property ever had a drainage, flooding or grading problem?		<u> </u>	
6.	BOUNDARIES			
	(a) Have you ever had a survey of your property?			
	(b) Do you know the boundaries of your property?	V	<u> </u>	
	(c) Are the boundaries of your property marked in any way?			***************************************
	(d) Are you aware of any encroachments, recorded or unrecorded easements	<u></u>		
	relating to this property?		u	
	(e) Is there any common fencing? If yes, explain any agreement and common			-
	maintenance no aggreement in Place	1		
	(f) Any improvements shared in common with adjoining or adjacent properties?	<u>~</u>	$\overline{\mathcal{L}}$	***************************************
7.	HOMEOWNER'S ASSOCIATION			-
	(a) Is the property subject to rules or regulations of any homeowner's association?		\checkmark	
	If yes, please supply copy of rules and regulations.			
8.	WATER			
	(a) Are all the improvements connected to a public water system?	1		
	(b) IF NOT, please state your water sources and explain.		***************************************	
	(c) Has your water system ever gone dry? If yes, explain		V .	
	(d) Are you aware of any problems with your water lines and/or waterers?	**********	1	
	(e) Is your water supply shared with anyone else?			******
9.	AUXILIARY HOUSES			-
	(a) Are you aware of any problems affecting any of the mechanical systems, structure			
	Or roof on any of the auxiliary houses?		~	
	(b) Were any auxiliary houses built before 1978?		1/	
	(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	nt		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
	EPA pamphlet "Protest Your Family From Lead in Your Home".)			
10.	BARNS/OUTBUILDINGS			
	(a) Are you aware of any problems affecting any of the mechanical systems,			
	Structure, or roof on any of the barns or outbuildings?		\checkmark	
			· ·	

44 11991 9999					Yes	No	Unknown
11. UTILITIES				*			
(a) Are you aware of the locati	on of the fo	ollowing unde	erground util	lities?			
1) Water lines		• • • • • • • • • • • • • • • • • • • •		••••••	***************************************		
2) Electric lines	••••••			***************			
3) Natural Gas/Propane		•••••••		••••••		***************************************	
4) Telephone lines	•••••	•••••••		•••••	**********		
5) Septic/Field lines	************	*************		••••••		***	
(b) If you answered yes to any	of the abou	ve, can you	furnish a dia	gram of same?		V	
12. MISCELLANEOUS							
(a) To your knowledge, does the	ie property	have any ur	eaformaldeh	yde or asbestos		. /	
materials used in construct	ion?	••••••••••		*******		<u>~</u>	
(b) Do you know of any violation	ons of local,	state or fed	eral governr	nent laws or			
regulations relating to this	property?			•••••		<u> </u>	
(c) Are you aware of any Rador	1 test being	performed of	on this prope	ertv?			
(d) Are you aware of any exist	ing or threa	tened legal	action affect	ing this property?			
(f) Are there any assessments	other than	property ass	essments th	at apply to this			
property?	************			***************		\sim	
(g) Are you aware of any dama	age due to v	wood infesta	tion?				
(h) Have the house and/or oth	er improver	ments ever l	een treated	for wood			
infestation? If yes, when	and by who					V	
(i) Are you aware of any under	around stor	age tanks?		***		-	
(j) Are you aware of any past of	or present c	hemical con	tamination t	n the soil			
and/or water on this proper	tv?	memical con	tarrination t	o the son		1/	
(k) Are you aware of any dump	os on the nr	nnerty nres	ent or nact?	****************	*******	<u> </u>	***************************************
(I) Are any sink holes being us	ed as a dum	no	crit or past:	***************************************			
(m) To your knowledge, has the	e nronerty t	p:	r anuthina h	ocidoc	***************************************	<u></u>	
agricultural purposes?	- property b	een useu 10	i anyunng b	esides		_	
(n) Are there any leases on the	nronerty (o a tobacco	minoral ti	mbor ata 17	***************************************	~	
(o) Have you ever had a soil an	s property (e.g. wobacco	, mineral, ui	mber, etc.)?		4	
If yes, by whom and when			• • • • • • • • • • • • • • • • • • • •		-	<u></u>	
(p) Are you aware of any other	r foot oond	hiana an aina		.l. I .l			
the desirability of this prop	att.	tions or circ	umstances v	vnich may affect			
(q) Are you aware of any ceme	čity: torios buris					<u>U</u>	4
or within the boundaries of	this proper	n grounds of	buriai sites	located on		,	
3. If the answer was "yes" to any	of the above	.yr				\checkmark	
.s. If the answer was yes to any	or the above	e questions,	piease expia	ain.			
						/	
	~						

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HE ABOVE INFORMATION IS TRUE	AND CORR	ECT TO THE	BEST OF MY	KNOWLEDGE, TI	HIS INFO	RMATION	IS
PROVIDED BY THE SELLER FOR THE	BENEFIT C	OF THE PROS	PECTIVE BU	YERIS INF	ORMATIO	ON IS BEL	IEVED TO
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(WE) ACKNOWLEDGE THAT I (WE)) HAVE REC	EIVED A CO	PY OF THE "	SELLER'S REAL PRO	OPERTY I	HISTORY"	
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BUYER	DATE	TIME	BUYER	**************************************	DAT	F	TIME
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If you have specific questions please consult an attorney. Bluegrass Realtors disclaims any and all liability that my result from your use of this form.