

12590 TROY PIKE

DEERWOOD FARM

19.5 Acres

Woodford County, Kentucky



This "Virginia-style" house was designed and constructed for the owners by custom builder Tony Brown, graduate of the University of Kentucky College of Architecture. Construction began in March of 1998 and was completed in August of 1999, when the owners moved in.

OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

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



EXTERIOR

The bricks were fired in wood moulds just like in the old days, providing a sense of age and heritage to the exterior. In addition, a band of water table bricks along the house's perimeter and jack arches over the doors and windows were incorporated to simulate the look and feel of a true Virginia house.

The main part of the house was classically elevated above-grade and symmetrically designed with a central foyer, with the remainder of the house's structure constructed at two lower levels, giving the house the added-onto-over-generations flow. Two oversized fireplaces bracket the main part of the house, and the exterior fireplace design and detailing is uniquely period.

Windows are Kolbe & Kolbe; doors are Peachtree and Kolbe & Kolbe. The house has four centrally placed exterior doors; the two-car garage has one man-door. The main front door has both transom and sidelights; the rock room doors have transoms. The kitchen French door is true divided light.

The roof is twelve over twelve. Flashing and the roof over the master bath tub bay are solid copper, constructed on site. Full basement under main part of house. The house is all-electric; the HVAC system is manufactured by Trane with three zones. Underground electric to house. City water with 2" line to house.

INTERIOR

The wood flooring, dating from the 1800s, is tongue-and-groove heart pine and was brought in from an old New Orleans waterfront warehouse and milled in Lexington. (The only exception is the wood flooring in the upstairs under-eave closets, which is constructed of tongue-and-groove current-day pine.) The interior thresholds are heart pine and were hand-planed on site. The bathrooms and rock room entry foyer are floored in tile.

From the beginning of the project, when this house was just an idea in the minds of the builder and owners, the family room picked up the nickname of the "rock room" because the floor was always planned to be constructed with solid rock. It was labeled on all plans as the "rock room" and continues to be called that today. After much consideration, the builder and owners chose mined Idaho granite quartz for the flooring material due to its lustrous texture, character and depth of color.

Wainscoting runs along the main foyer and up both staircases, and chair railing is installed in the kitchen, dining room and rock room. The rock room has 3-piece crown moulding; the remainder of the downstairs has 2-piece crown moulding. Baseboards, as well as window and door facings, are all oversized, per period. All quarter round trim is heart pine.

Ceiling heights range from 9' and up.

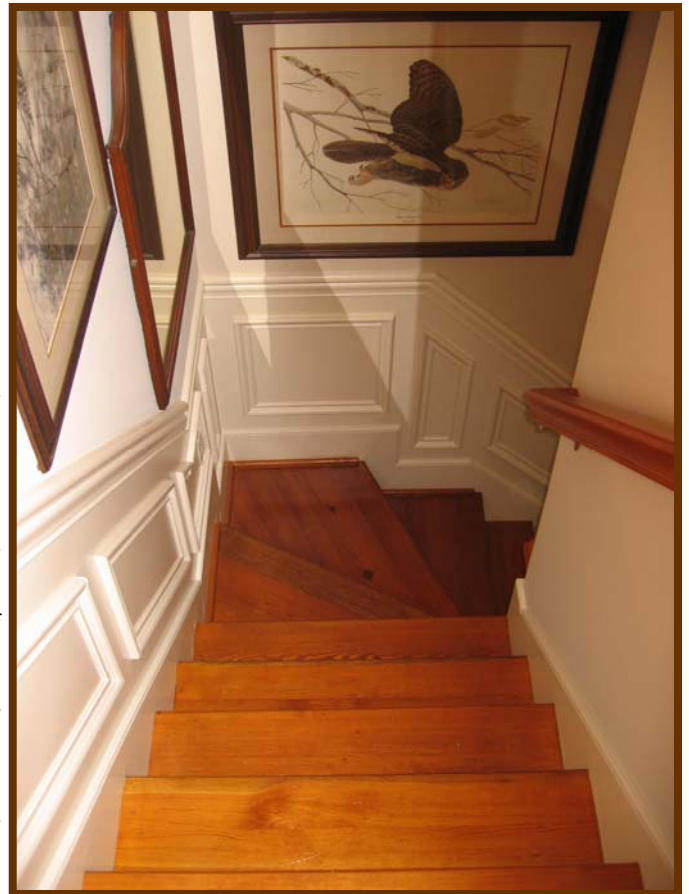
Interior and exterior door knobs/lock hardware are Baldwin Brass.

The house has two all-house surge protectors, one installed on each of the two electric panel boxes located in the basement.

Alarm system is hard wired into the original construction and includes interior motion detectors. System is monitored and serviced by ADT.

High speed Internet is provided by Windstream.

Satellite television is provided by DirecTV.



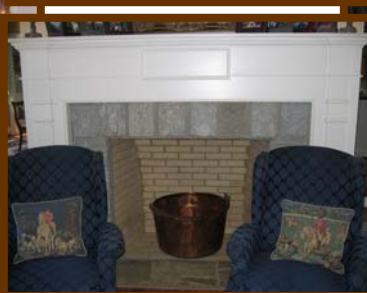
ENTRY FOYER:

- Staircase to upstairs landing, bedrooms and bath.
- Coat closet.
- Open to second story.
- Wainscoting.
- Heart pine flooring.



ROCK ROOM (FAMILY ROOM):

- Idaho granite quartz stone flooring.
- Oversized wood burning fireplace with granite stone surround and period reproduction wood mantel.
- Two built-in bookshelves with 2-door cabinets underneath.
- Two exterior doors, front and back, with transoms.
- Staircase to over-garage bonus room with solid walnut newel post from the old Veal family farmhouse, formerly located where New Circle and Nicholasville Roads intersect today.
- 3-piece crown moulding.
- Coat closet with offset storage area.
- Wainscoting.



DINING ROOM:

- Solid maple custom china cabinet by Brookhaven®, color Alpine white, designed and installed by Cabinets and Designs, Laura Dalzell.
- Coat closet.
- 2-piece crown moulding.
- Chair rail.
- Heart pine flooring.



KITCHEN:

- Original kitchen design and installation by Cabinets & Designs, Laura Dalzell. Kitchen mini-remodel in 2009 by same.
- Solid maple custom cabinets by Brookhaven®, color Alpine white.
- 8' island with slide-in JennAir downdraft stainless steel electric range. (Range installed in 2008.)
- Refrigerator: 36" panel-ready Sub-Zero, with two freezer drawers on bottom. (Refrigerator installed in 2009.)
- Dishwasher: panel ready Bosch fully integrated. (Dishwasher installed in 2009.)
- Countertops: Angola Black granite. (Countertops installed in 2009.)
- Sink: Elkay lustertone stainless steel single bowl sink, 18 gauge undermount, 10" depth, 16" x 28" int. dim. (Sink installed in 2009.)
- Faucet: Kohler HiRise® brushed stainless steel two handle faucet. (Faucet installed in 2009.)
- Kohler brushed stainless steel air gap and sink drain. (Installed in 2009.)
- Two-door pantry closet.
- French door to outside.
- 2-piece crown moulding.
- Chair rail.
- Heart pine flooring.



MASTER SUITE:



BEDROOM:

- Oversized wood burning fireplace with granite stone surround and period reproduction wood mantel.
- Walk-in closet with coated wire shelving and single/two-tier clothing racks.
- Heart pine flooring.

BATH:

- Solid cherry custom cabinets by Brookhaven®, stained natural brown, by Cabinets and Designs, Laura Dalzell, including linen cabinet.
- Kohler cast iron tub in bay window area with tile surround.
- Separate walk-in shower with tile surround and two glass walls and glass door.
- Kohler toilet.
- Double bowl Kohler porcelain sinks.
- Corian® countertop.
- Tile floor.

SECOND STORY LANDING:

- Approximately 18' 2" x 11'4" sitting area.
- Dormer with heart pine bench seat with storage underneath.
- Two built-in bookshelves with 2-door cabinets underneath.
- Heart pine flooring.



BEDROOM ONE:

- Double door closet with coated wire shelving and hanging clothing racks.
- Knee walls.
- Heart pine flooring.



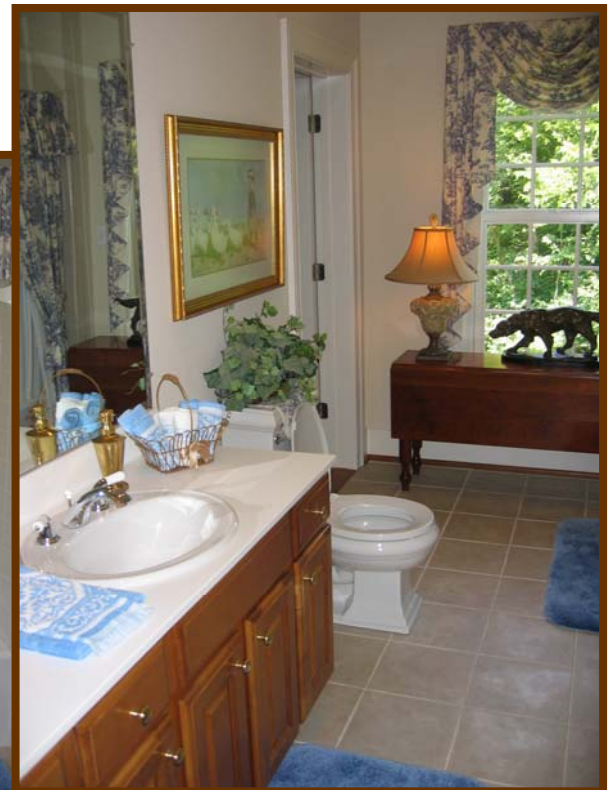
BEDROOM TWO:

- Two under-eave closets with coated wire shelving and hanging clothing racks.
- Knee walls.
- Heart pine flooring.



UPSTAIRS BATH:

- Custom solid maple cabinets by Cabinets and Designs, Laura Dalzell.
- Kohler cast iron tub with shower and tile surround.
- Kohler toilet.
- Single bowl Kohler porcelain sink.
- White cultured counter-top.
- Tile floor.
- Linen closet with coated wire shelving.
- Under eave storage area with pine flooring.



BONUS ROOM (Over Garage):

- Heart pine flooring.
- Knee walls.



GARAGE:

- Two car
- Approximately 21'6" x 26'4" with approximately 5'7" x 6'6" offset storage area.
- Wash sink.



BASEMENT:

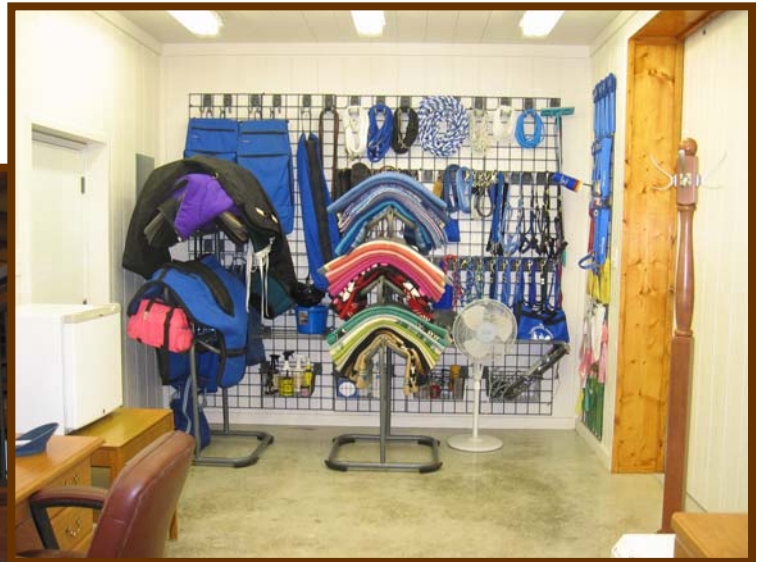
Full basement under main house, approx. 29' x 37'10" with approx. 6' x 4'6" offset; 12" poured basement walls, 9' tall. Furnace and sump pump.

Bluebird houses were constructed by owner's father and strategically placed throughout the property.



FARM IMPROVEMENTS

- 36' x 48' **Morton horse barn** with twelve-over-twelve roof, 12' central aisle, sliding exterior doors on each end of barn, and sliding exterior hay loft door. (Constructed in 2005.)
- Hay lofts over stalls and office/ storage bay with two overhead walkways.
- Four 12' x 12' stalls, wood and bar construction, each with bar-protected crank-out window and two wire-covered pendant overhead lights.
- 12' x 24' painted wood paneled heated office with two separate-service phone lines, exterior door, interior sliding door, overhead high-output fluorescent cold-weather ballast 8' light fixtures, exterior man door, and a bar-protected crank-out window.
- 12' x 24' clear span storage bay.
- Concrete flooring throughout except stalls.
- Murdock hydrant floor faucet.
- City water.
- Underground electric.



BRIDGE:

Pre-stress concrete highway-rated bridge deck by Pre-Stress Services of Melbourne, Inc. with support structure and bridge abutment engineered by a structural engineer and pinned into solid bedrock. (Installed in 1998.)



ADDITIONAL IMPROVEMENTS

ENTRY GATES:

Rock entry walls and pillars designed and constructed by Renner & Sons, Inc. (Constructed in 2004.) Dual electric heavy-duty gate openers with separate driveway keypad installed by Automated Gate Systems. Includes gate openers for car, etc. (Installed in 2004.) Wrought iron gates designed, constructed and installed by Kentucky Ornamental Iron. (Installed in 2004.)

ASPHALT DRIVEWAY:

Asphalt driveway constructed by Central Kentucky Asphalt. (Constructed in 2004.)

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

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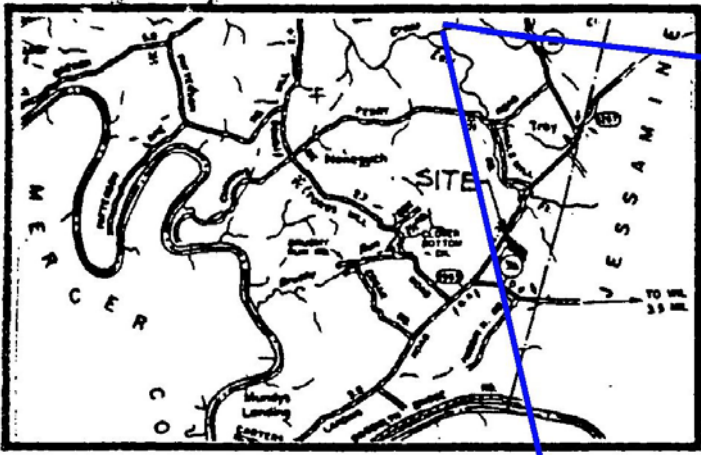


PRICE: \$885,000.

Agent: Marilyn Richardson
(859) 621-4850

www.kyhorsefarms.com

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



VICINITY MAP
n.t.s.

VERSAILLES-HARRODSBURG ROAD (KY. R.
N 35°28'58"E 330.00' NAIL (SET)
APPROX. 1.5 MILES TO TR
NAIL (SET)

ALEXANDER

IRON PIN AT POST

POST IN CONCRETE

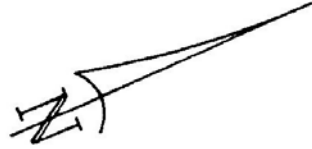
N 08°57'58"E 401.46'

ADKINSON

S 66°03'28" E 791.43'

14.424 Acres

MARKED TREE



JEWELL

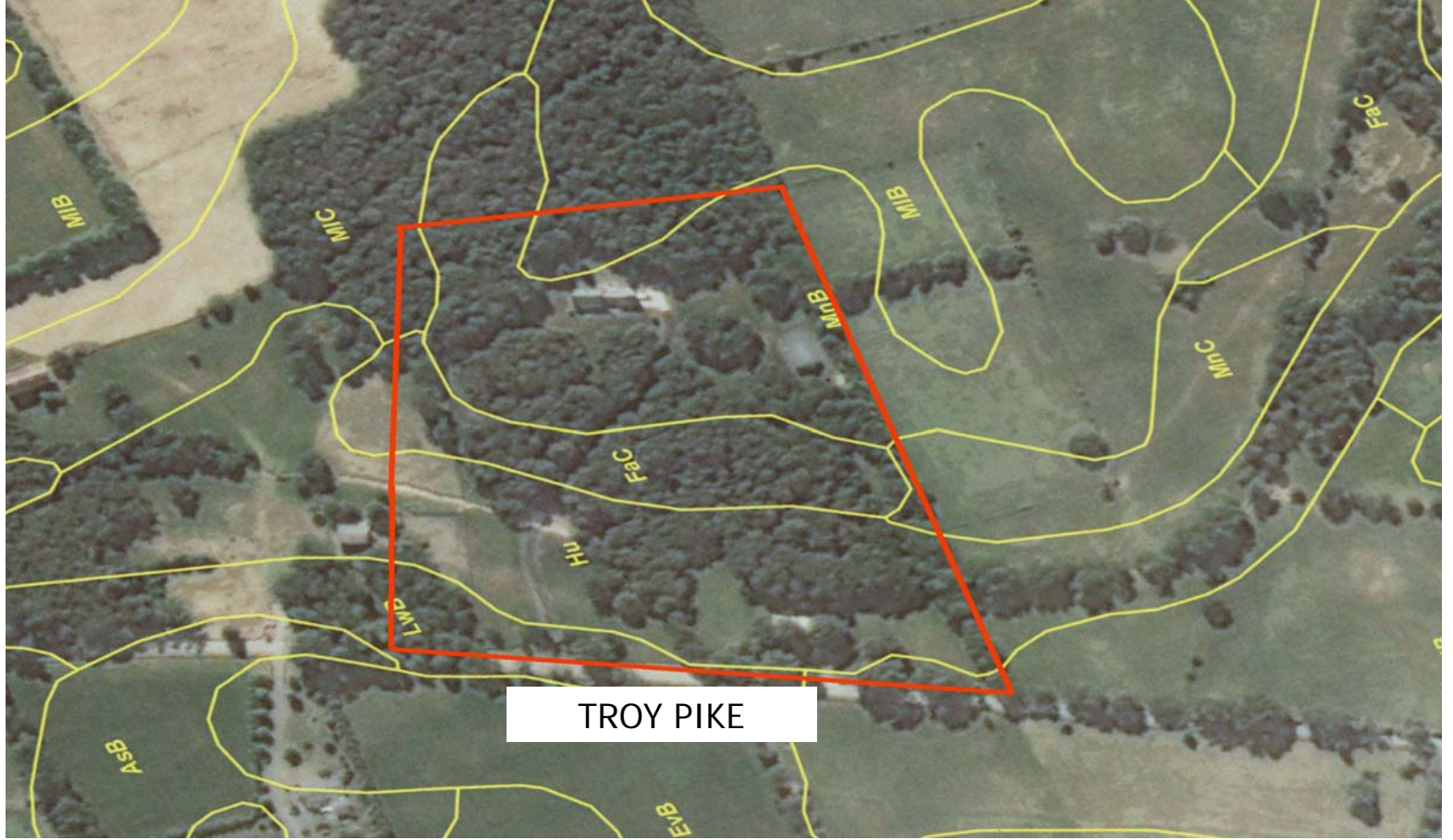
N 80°30'00"W 1,119.78'

S 74°38'28" E 479.18'

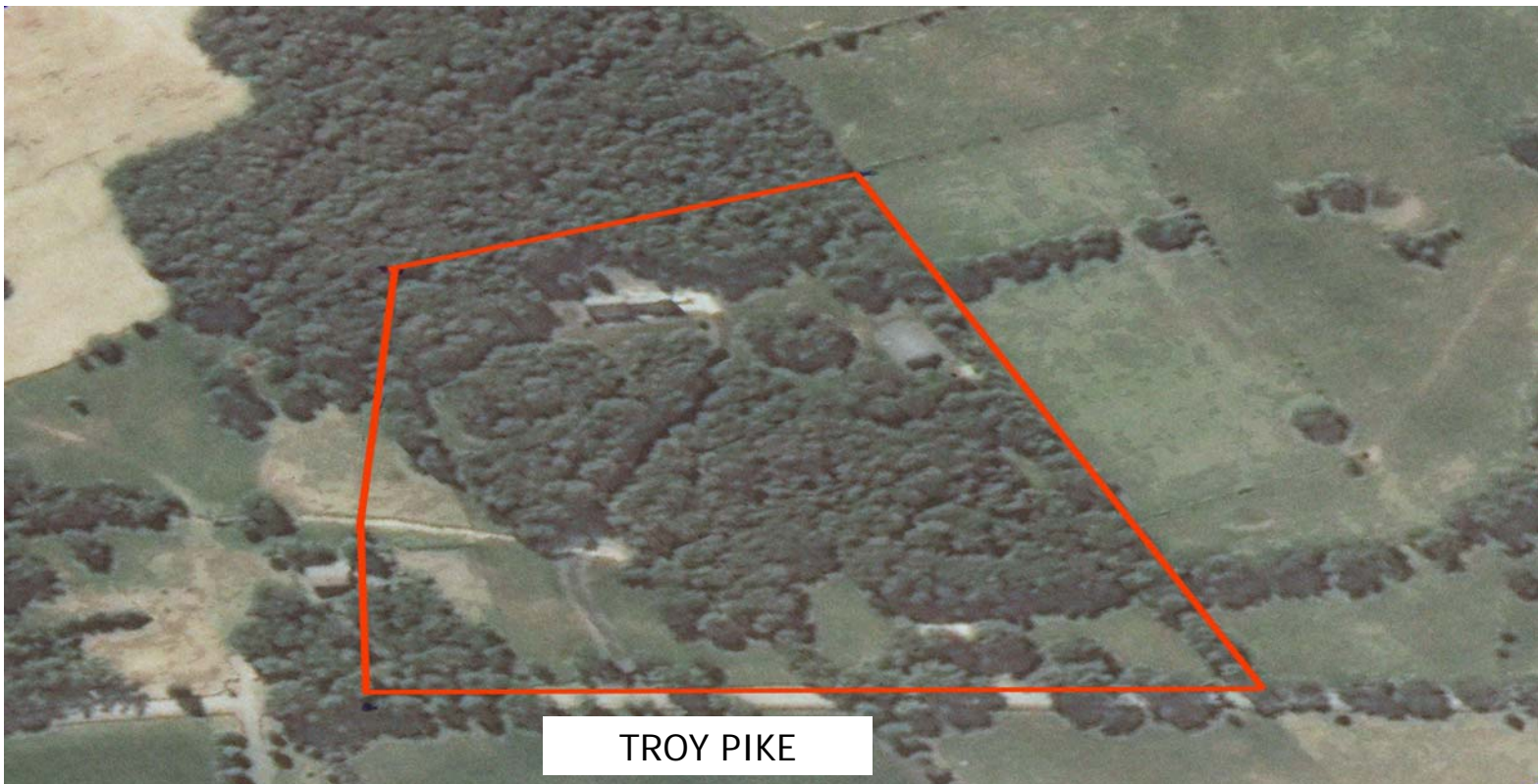
MARKED TREE

S 16°19'35"E 490.10'

IRON PIN (SET)



- MIB - Maury silt loam, 2 to 6 percent slopes
- LwB - Lowell silt loam, 2 to 6 percent slopes
- Hu - Huntington silt loam
- FaC - Fairmount flaggy silty clay, 6 to 12 percent slopes
- MnB - McAfee silt loam, 2 to 6 percent slopes
- MIC - Maury silt loam, 6 to 12 percent slopes
- MnC - McAfee silt loam, 6 to 12 percent slopes



SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 12590 TROY PIKE, VERSAILLES, KY. 40383 DATE: 8/2/10
 Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

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

- | | | Yes | No | Unknown |
|---|---------------------------|-------------------------------------|-------------------------------------|---------|
| 11. UTILITIES | | | | |
| (a) Are you aware of the location of the following underground utilities? | | | | |
| 1) | Water lines | <input checked="" type="checkbox"/> | --- | --- |
| 2) | Electric lines..... | <input checked="" type="checkbox"/> | --- | --- |
| 3) | Natural Gas/Propane | --- | - NA - | --- |
| 4) | Telephone lines | <input checked="" type="checkbox"/> | --- | --- |
| 5) | Septic/Field lines..... | <input checked="" type="checkbox"/> | --- | --- |
| (b) If you answered yes to any of the above, can you furnish a diagram of same? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| 12. MISCELLANEOUS | | | | |
| (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (c) Are you aware of any Radon test being performed on this property? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (d) Are you aware of any existing or threatened legal action affecting this property? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (f) Are there any assessments other than property assessments that apply to this property? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (g) Are you aware of any damage due to wood infestation? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? ^{PREVENTATIVE} SPECIAL CONSTRUCTION - TERMINEX ... | | | | |
| | | <input checked="" type="checkbox"/> | --- | --- |
| (i) Are you aware of any underground storage tanks? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (k) Are you aware of any dumps on the property, present or past? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (l) Are any sink holes being used as a dump? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (m) To your knowledge, has the property been used for anything besides agricultural purposes? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (n) Are that any leases on the property (e.g. tobacco, mineral, timber, etc.)? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (o) Have you ever had a soil analysis done?..... | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| If yes, by whom and when. _____ | | | | |
| (p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?..... | | | | |
| | | --- | <input checked="" type="checkbox"/> | --- |
| 13. If the answer was "yes" to any of the above questions, please explain. | | | | |

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

<u>Maria R. Easterlin</u>	<u>8/2/10</u>	<u>10:30am</u>	<u>Melody Featherback</u>	<u>8/2/10</u>	<u>10:30 am</u>
SELLER	DATE	TIME	SELLER	DATE	TIME

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: _____ DATE: _____ TIME: _____

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

_____ BUYER	_____ DATE	_____ TIME	_____ BUYER	_____ DATE	_____ TIME
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Property Address 12590 TROY PIKE, VERSAILLES, KY. 40383

SELLER DISCLOSURE OF PROPERTY CONDITION

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 it on:

1998 - NEW CONSTRUCTION and ending on 8/2/10
(date of purchase) (date of this form)

PROPERTY ADDRESS: 12590 TROY PIKE, VERSAILLES, KY. 40383

This form applies to sales and purchases of residential real estate. This form is not required for:

1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he 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 statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning 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 owning 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 agent representing any seller in this transaction. It is not a substitute for any inspections. 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 licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "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 agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSE SYSTEMS

Any past or current problems affecting:

	YES	NO	UNKNOWN
(a) Plumbing	—	✓	—
(b) Electrical system	—	✓	—
(c) Appliances.....	—	✓	—
(d) Floors and walls.....	—	✓	—
(e) Doors and windows	—	✓	—
(f) Ceiling and attic fans	—	✓	—
(g) Security system	—	✓	—
(h) Sump pump	—	✓	—
(i) Chimneys, fireplaces, inserts	—	✓	—
(j) Pool, hot tubs, sauna	—	— NA —	—
(k) Sprinkler system.....	—	— NA —	—
(l) Heating.....age <u>11 YEARS APPROX</u>	—	✓	—
(m) Cooling/air conditioning.....age <u>11 YEARS APPROX</u>	—	✓	—

Explain: _____

2. FOUNDATION/STRUCTURE/BASEMENT

(a) Any defects or problems, current or past, to the foundation or slab?	—	✓	—
(b) Any defects or problems, current or past, to the structure or exterior veneer?.....	—	✓	—

Explain: _____

(c) Has the basement leaked at anytime since you have owned or lived in the property?.....	—	✓	—
(d) When was the last time the basement leaked? <u>ONE TIME 2004 ABOUT 1/4" OF WATER; THEN HAD SUMP PUMP INSTALLED. NO FURTHER WATER.</u>	—	—	—
(e) Have you ever had any repairs done to the basement?.....	—	✓	—
(f) If you have had repairs done to the basement relative to leaking, 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.) DOES NOT LEAK

Initials (Buyer) _____ Date/Time _____

Initials (Seller) MRF Date/Time 8/2/10 10:30 am
mdf 8/2/10 10:30 am

Property Address 12590 TROY PIKE, VERSALLES, KY. 40383

	YES	NO	UNKNOWN
(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....	—	<u>NA</u>	—
3. ROOF			
(a) Age of the roof? <u>11 YEARS APPROX.</u>	—	—	—
(b) 1. Has the roof leaked at any time since you have owned or lived in the property?.....	—	<input checked="" type="checkbox"/>	—
2. When was the last time the roof leaked?.....	—	—	—
(c) 1. Have you ever had any repairs done to the roof?	—	<input checked="" type="checkbox"/>	—
2. If you have ever had the roof repaired, when was the repair performed?.....	—	—	—
(d) 1. Have you ever had the roof replaced?.....	—	<input checked="" type="checkbox"/>	—
2. If you have had the roof replaced, when was the replacement performed?.....	—	—	—
(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.).....	—	—	—
(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?.....	—	<input checked="" type="checkbox"/>	—
2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?.....	—	—	—
4. LAND/DRAINAGE			
(a) Any soil stability problems?.....	—	<input checked="" type="checkbox"/>	—
(b) Has the property ever had a drainage, flooding, or grading problem?.....	—	<input checked="" type="checkbox"/>	—
(c) Is the property in a flood plain zone?.....	—	<input checked="" type="checkbox"/>	—
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	<input checked="" type="checkbox"/>	—	—
Explain: <u>CREEK (WET-WEATHER)</u>	—	—	—
5. BOUNDARIES			
(a) Have you ever had a staked or pinned survey of the property?.....	<input checked="" type="checkbox"/>	—	—
(b) Do you know the boundaries?.....	<input checked="" type="checkbox"/>	—	—
(c) Are the boundaries marked in any way?.....	<input checked="" type="checkbox"/>	—	—
(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?	—	<input checked="" type="checkbox"/>	—
Explain:.....	—	—	—
6. WATER			
(a) 1. Source of water supply <u>CITY WATER: SOUTH WOODFORD WATER DISTRICT</u>	—	—	—
2. Are you aware of below normal water supply or water pressure?	—	<input checked="" type="checkbox"/>	—
(b) Is there a water purification system or softener remaining with the house?.....	—	<input checked="" type="checkbox"/>	—
(c) Has your water ever been tested? If yes, give results.....	—	<input checked="" type="checkbox"/>	—
Explain:.....	—	—	—
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 (AKA: "Home Package Plant").....	—	—	—
5. Category V. Septic Tank with <u>drain field</u> , lagoon, wetland, or other onsite dispersal;.....	<input checked="" type="checkbox"/>	—	—
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....	—	—	—
7. Category VII. No Treatment/Unknown.....	—	—	—
(b) For properties with Category IV, V, or VI systems:	—	—	—
Date of last inspection (sewer):.....	—	—	—
Date of last inspection (septic): <u>NA</u> Date last cleaned (septic): <u>APPROX. 2008</u>	—	—	—
(c) Are you aware of any problems with the sewer system?.....	—	<input checked="" type="checkbox"/>	—
Explain:.....	—	—	—
8. CONSTRUCTION/REMODELING			
(a) Have there been any additions, structural modifications, or other alterations made?.....	—	<input checked="" type="checkbox"/>	—
(b) Were all necessary permits and government approvals obtained?.....	<input checked="" type="checkbox"/>	—	—
Explain:.....	—	—	—
9. HOMEOWNER'S ASSOCIATION			
(a) 1. Is the property subject to rules or regulations of a homeowner's association?.....	—	<input checked="" type="checkbox"/>	—
2. If yes, what is the yearly assessment? \$.....	—	—	—

Initials (Buyer) _____ Date/Time _____ Initials (Seller) FRG WAF Date/Time 8/2/10 10:30am 8/2/10 10:30am

Property Address 12590 TROY PIKE, VERSAILLES, KY. 40383

YES NO UNKNOWN

- (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... YES NO UNKNOWN
- (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... YES NO UNKNOWN
 Explain: FENCE: INSTALLED BY OWNER; MAINTENANCE BY OWNER

10. MISCELLANEOUS

- (a) Was this house built before 1978? YES NO UNKNOWN
- (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... YES NO UNKNOWN
- (c) 1. Are you aware of any testing for radon gas?..... YES NO UNKNOWN
 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?..... YES NO UNKNOWN
- (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... YES NO UNKNOWN
- (f) Are you aware of any damage due to wood infestation?..... YES NO UNKNOWN
- (g) 1. Have the house or other improvements ever been treated for wood infestation? YES NO UNKNOWN
 2. If yes, when, by whom, and any warranties? PREVENTATIVE PRE-TREATMENT AT TIME OF CONSTRUCTION BY TERMINEX 1998 OR 1999.
- (h) Are you aware of any existing or threatened legal action affecting this property?..... YES NO UNKNOWN
- (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... YES NO UNKNOWN
- (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... YES NO UNKNOWN
- (k) Are you aware of any other conditions which are defective with regard to this property?..... YES NO UNKNOWN
- (l) Are there any environmental hazards known to seller?..... YES NO UNKNOWN
- (m) Are there any warranties to be passed on?..... YES NO UNKNOWN
- (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? YES NO UNKNOWN
 If yes, please explain: _____
- (o) Are you aware of the existence of mold or other fungi in the property?..... YES NO UNKNOWN
- (p) Has this house ever had pets living in it? YES NO UNKNOWN
 If yes, Explain DOG
- (q) Is the property in a historic district?..... YES NO UNKNOWN

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since PURCHASED LAND 1990; CONSTRUCTED HOME 1998-1999. (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Seller Mario R. Featherston Date 8/2/10 Seller Melody D. Featherston Date 8/2/10

The licensee named here () has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation that appear on this form in accordance with KRS 324.360(9).

Seller: _____ Date _____

The Seller Refuses to complete this form and acknowledges that the agent shall so inform the buyer.

Seller: _____ Seller: _____
Date: _____ Date: _____

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.

Broker/Agent: _____ Date: _____

The Buyer Acknowledges receipt of this form..

Buyer _____ Date _____ Buyer _____ Date _____
The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.
Initials (Buyer) _____ Date/Time _____ Initials (Seller) MF Date/Time 8/2/10 10:30am
MB 8/2/10 10:30am