

# 530 TARR ROAD

23 +/- Acres

Bourbon County, Kentucky



OFFERED EXCLUSIVELY BY



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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



From the moment you drive through the automatic metal gates with rock pillars and Bluegrass cut stone columns, you'll be impressed with the attention to detail and quality craftsmanship in this 4,800 square foot French Country home. This wonderful home is situated on 23+ acres which has large, established trees, a rambling creek throughout the property, and two ten-acre fenced paddocks.

This relatively-new home (2009) was a labor of love—with an exacting eye for detail, craftsmanship, and low maintenance. You'll discover an absolutely lovely home featuring a luxurious first floor master suite; a gourmet kitchen with an inviting "hearth room"; and a fantastic great room that is open to the kitchen, dining room, entrance foyer, and study. The owners utilized the finest of materials including hickory floors, Cedar Ridge stone from Missouri, Hardie plank soffits and cornices, redwood dentil moulding, copper flashing and dormer roofs, 8" baseboards, and abundant crown moulding have been installed throughout the house. An attached three-car garage, an outdoor kitchen with flagstone floor in an incomparable setting, and a hand-made custom cupola add to the charm and desirability of this lovely property.

**NOTE:** Another reduction (total of \$375,000) by an extremely motivated Seller who has purchased property out of state. Call for a preview of this true gem in the Bluegrass and see for yourself.

## FIRST LEVEL

### ENTRY FOYER

- 8'8" x 15'10"
- Custom-made front door—knotty alder with side lights and huge transom
- Tuscan chandelier
- Random-width hickory floors

### STUDY

- Carlisle random-width 6"-12" hickory floors
- Grass wallpaper
- 11' ceilings
- Beams
- Built-in bookshelves
- Mantle
- Fireplace with marble surround and propane gas logs
- Alder wood wainscoting
- Crown moulding
- Stained poplar French doors with transom
- Custom window treatment
- Stationary Marvin windows
- Stereo speakers



### DINING ROOM

- 11' Tray ceiling
- Tuscan chandelier and medallion
- Crown moulding
- Wainscoting
- Random-width hickory floor
- Stereo speakers
- Glass-paned swinging door with transom
- Custom window treatment



### GREAT ROOM

- 17'8" x 25'6"
- Two antique bronze ceiling fans
- Rock fireplace with alder mantle and propane gas logs
- Built-in bookcases
- Built-in mini bar with drawers, stone sink, and glass door cabinet
- 9' ceiling
- Crown moulding
- Random-width hickory floor
- 46" flat screen TV
- Stereo, surround sound system, and DVD player



## KITCHEN

- 12.5' x 14'8"
- Wolff double ovens (regular and convection)
- Wolff six burner gas cooktop
- Electrolux integrated dishwasher
- Subzero refrigerator/freezer
- Sharp microwave drawer
- Two pull-out trash bins
- Two disposals
- Lazy Susan corner cabinet
- Pan drawers
- Over and under cabinet lights
- Decorative range hood with commercial exhaust fan
- Stereo speakers
- Random-width hickory floor



## HEARTH ROOM (open from kitchen)

- 13'8" x 19.5'
- Crank-out windows
- Custom window treatments with Roman shades
- 8' custom French doors to back porch
- Fireplace with alder mantle and antique brick surround
- Propane gas logs
- 40" flat screen TV
- Bronze ceiling fan
- Random-width hickory floor



## PANTRY

- Hickory floor
- Wine rack
- Shelving

## POWDER ROOM

- 9' ceiling
- French country distressed vanity and mirror with marble top and sink
- Bronze light fixture/sconces



## MASTER BEDROOM

- 19.5' x 15'4" and 5.5' x 6'
- 9' ceiling
- Crown moulding
- Custom 8' French doors to back porch
- Built-in book cases
- Craftmaid ceiling fan
- Custom window treatment with electric curtain rod
- Central vacuum outlet
- 40" flat screen TV



## MASTER BATHROOM

- French doors with mantles
- Travertine tile floor
- Comfort-height Kohler toilet
- Kohler whirlpool tub with heater
- Delta antique bronze fixtures
- Shower with two shower heads (1 rain shower), hand-held spray, bench seat, Travertine tile with decorative trim, swinging glass door
- Kohler drop-in sinks
- Tile countertops
- Custom-made mirrors
- Wallpaper



## MASTER CLOSET

- 11'5" x 12'4"
- Alder cabinets with shelving and center island with shelves and drawers
- Built-in window seat/clothes hamper
- Overhead storage
- Pocket door
- Custom window treatment
- Shoe racks
- Tie and belt pull-outs
- Hickory flooring



## GUEST BEDROOM

- 10'10" x 15'10"
- Carpet
- Crown moulding
- Ceiling fan
- 9' ceiling
- Walk-in closet
- Reading lights above bed
- Custom window treatment



## GUEST BEDROOM

- 14'6" x 12'2"
- Carpet
- Crown moulding
- Ceiling fan
- 9' ceiling with turtle back and accent lighting
- Walk-in closet/windows/shelving
- Reading lights above bed
- Custom window treatment



## JACK AND JILL BATH

- Antique white vanities with marble countertops
- Shower/tub with tile surround and hand-held spray
- Custom sliding shower doors/solid glass
- Antique bronze fixtures
- Ceramic tile floor
- Custom window treatment
- Comfort-height toilet
- Recessed lighting

## UTILITY ROOM

- 9' x 13'4"
- Frigidaire refrigerator/freezer
- Black distressed cabinets with trash pull-out drawer
- Kenmore front load washer and dryer
- Antique ceramic tile floor
- Oval decorative window
- Crown moulding
- Under and over cabinet lights

## UTILITY BATHROOM

- Pedestal sink with pewter fixture
- Comfort-height toilet
- Kohler tub/shower insert with pewter hand-held sprayer
- Custom wood mirror
- Bead board wainscoting and chair rail
- Custom window treatment

## HALLWAY TO GARAGE

- Ceramic tile floor
- Stained hand rail
- Crown moulding
- Hickory stair treads
- Custom door

## GARAGE

- 3 car with Wayne Dalton custom carriage house doors and openers
- Crown moulding
- Recessed lighting
- Four windows



- Built-in storage cabinets
- Central vacuum unit
- Baseboard
- Freezer

## SECOND LEVEL

### UPSTAIRS BATHROOM

- Ceramic tile floor
- Stained bead board wainscoting and chair rail
- Closet with shelves
- Custom stained vanity and mirror with marble sink and counter top
- Comfort-height toilet
- Shower and tub with tile surround
- Bronze fixtures and hand-held spray
- Sconces

### REC ROOM

- Approximately 850 square feet
- Vaulted ceiling with architectural beams
- Pool table (regulation size/slate) with light fixture
- Pool stick rack
- Stained wood work
- Hickory floor
- 46" flat screen TV
- Built-in storage
- Built-in mini bar with Subzero refrigerator, ice maker, and Formica countertop
- Recessed lighting
- Three dormers with crown moulding and custom window treatments



### UPSTAIRS OFFICE

- Hickory floor
- Built-in cabinets
- Sky lights
- Built-in bookcase
- Internet hook-up
- Recessed lighting
- Custom glass door

### UPSTAIRS BEDROOM (over garage)

- 10'4" x 30.5'
- Carpet
- Recessed lighting
- French doors
- Vaulted ceiling
- Two dormers with arched crank out windows
- Reading lights above bed
- Ceiling fan
- 32" flat screen TV





## PATIO

- Custom stone outdoor kitchen
- Propane grill
- Stainless steel sink, refrigerator, ice chest, and drawers
- Granite countertop
- Gas lamp
- Accent lighting
- Flagstone floor
- Custom stone propane fire pit
- Custom stone bench

## BACK PORCH

- Brick floor
- Three ceiling fans
- Tongue and groove ceiling
- Recessed lighting
- Arched openings with aluminum columns
- Flex trim moulding









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

**PRICE: \$850,000.**



**Bill Justice  
(859) 294-3200**

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## ADDITIONAL HOME FEATURES

- Rock keystones over all windows and doors
- PVC with plexiglass cupola and copper roof
- Cedar Ridge stone chimney
- 52" copper finials
- Brick retaining wall with brick steps and sidewalk
- Cut stone entry walk to front door
- Arched stone entry
- Accent landscape lighting
- Marvin windows tilt-in—top of the line; wood inside, aluminum outside with mullions/insulated glass
- Reggio custom cast iron floor vents throughout house
- Custom poplar interior doors throughout house
- Baldwin door knobs throughout house
- Dimmers throughout house
- Copper water pipes throughout house
- Poured concrete foundation
- Hand-fabricated metal cellar doors
- Blown insulation for walls and ceilings; batt for subfloors
- 2' x 6" wall framing
- Heat pumps/4 heating and cooling systems
- City water
- Brick/Moultrie
- Cedar Ridge stone veneer
- Hardie Plank soffits and cornice
- Redwood dentil mould encompasses whole house and porches
- Operable custom cedar shutters/antique black hardware with copper caps
- Downspouts/gutters—aluminum and antique bronze
- Copper flashing
- Copper roof dormers
- Copper cupola roof
- 40 year shingles



TARR ROAD

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1997

Imagery Date: 9/12/2013



**Farmland Classification— Summary by Map Unit — Bourbon and Nicholas Counties, Kentucky (KY604)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LoB	Lowell silt loam, 2 to 6 percent slopes	All areas are prime farmland	18.8	72.5%
LoC	Lowell silt loam, 6 to 12 percent slopes	Farmland of statewide importance	4.6	17.6%
No	Nolin silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	2.6	10.0%
<b>Totals for Area of Interest</b>			<b>26.0</b>	<b>100.0%</b>

## SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 530 Tarr Road, Paris, Kentucky DATE: September 29, 2011

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 .....	—	✓	—
(b) Air Conditioning .....	—	✓	—
(c) Plumbing/Septic .....	—	✓	—
(d) Heating .....	—	✓	—
(e) Pool/Hot tubs/Sauna.....	—	N/A	—
(f) Appliances .....	—	✓	—
(g) Doors and windows .....	—	✓	—
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(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? .....	—	✓	—
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked? .....	—	✓	—
(b) Has the roof ever been repaired? .....	—	✓	—
(c) Do you know of any problems with the roof? .....	—	✓	—
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(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".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	—	✓	—
(b) Has the property ever had a drainage, flooding or grading problem? .....	—	—	—
<b>6. BOUNDARIES</b>			
(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.....	—	✓	—
(f) Any improvements shared in common with adjoining or adjacent properties?....	—	✓	—
<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.	—	✓	—
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	✓	—	—
(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? .....	—	✓	—
<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? .....	—	N/A	—
(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".)			
<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? .....	—	N/A	—

	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Electric lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. MISCELLANEOUS</b>			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any Radon test being performed on this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are there any assessments other than property assessments that apply to this property? .....	<input type="checkbox"/>	<input checked="" 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"/>
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? <u>June-2008 A-Action Pest Control</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Are you aware of any underground storage tanks? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Are you aware of any dumps on the property, present or past? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Are any sink holes being used as a dump? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done?..... If yes, by whom and when. _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			
<u>(12-i) 1000 gallon propane tank</u>			
<u>(12-h) Treated for termites (foundation during construction)</u>			

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.

Ronnie J Owens 9/29/11 \_\_\_\_\_ Charlotte J. Owens 9/29/11 \_\_\_\_\_  
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

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.

**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:

\_\_\_\_\_ and ending on September 29, 2011 \_\_\_\_\_  
(date of purchase) (date of this form)

PROPERTY ADDRESS: 530 Tarr Rd. Paris, Ky. 40361

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 YES NO UNKNOWN
Any past or current problems affecting:
(a) Plumbing ✓
(b) Electrical system ✓
(c) Appliances ✓
(d) Floors and walls ✓
(e) Doors and windows ✓
(f) Ceiling and attic fans ✓
(g) Security system N/A
(h) Sump pump N/A
(i) Chimneys, fireplaces, inserts ✓
(j) Pool, hot tubs, sauna N/A
(k) Sprinkler system N/A
(l) Heating age July 2009 ✓
(m) Cooling/air conditioning age July 2009 ✓

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? ✓
(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? \_\_\_\_\_ ✓
(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? N/A
(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) \_\_\_\_\_

Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_ Initials (Seller) LRO Date/Time 9/29/11
C TO



530 Tarr Rd. Paris, Ky.

YES NO UNKNOWN

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....

✓ — — →

3. ROOF

- (a) Age of the roof? April-2009
(b) 1. Has the roof leaked at any time since you have owned or lived in the property?.....
2. When was the last time the roof leaked?.....
(c) 1. Have you ever had any repairs done to the roof?.....
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?.....
(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?.....
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?.....
(b) Has the property ever had a drainage, flooding, or grading problem?.....
(c) Is the property in a flood plain zone?.....
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?.....
Explain:.....

— ✓ —
✓ — — →
— ✓ —
— ✓ —

5. BOUNDARIES

- (a) Have you ever had a staked or pinned survey of the property?.....
(b) Do you know the boundaries?.....
(c) Are the boundaries marked in any way?.....
(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?.....
Explain:.....

— ✓ —
✓ — —
✓ — —
— ✓ —

6. WATER

- (a) 1. Source of water supply City H2O
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, give results.....
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 drain field, lagoon, wetland, or other onsite dispersal;
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): July 2009
Date of last inspection (septic): July 2009 Date last cleaned (septic):
(c) Are you aware of any problems with the sewer system?.....
Explain:.....

— — —
— — —
— — —
✓ — —
— — —
— — —
— ✓ —

8. CONSTRUCTION/REMODELING

- (a) Have there been any additions, structural modifications, or other alterations made?.....
(b) Were all necessary permits and government approvals obtained?.....
Explain:.....

✓ — —
✓ — —

9. HOMEOWNER'S ASSOCIATION

- (a) 1. Is the property subject to rules or regulations of a homeowner's association?.....
2. If yes, what is the yearly assessment? \$.....

— ✓ —

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

Initials (Seller) LRO CTO Date/Time 9/29/11

After an extremely heavy rain for days, water has collected below  
crawl space steps but recedes rather quickly.

creek ~~will~~ will overflow its bank after extreme heavy rains for days.  
Doesn't create any problem in reference to house or fences.

530 Tarr Rd. Paris, Ky.

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: \_\_\_\_\_

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? June-2008 A-Action Pest Control
- (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 \_\_\_\_\_
- (q) Is the property in a historic district?  YES  NO  UNKNOWN

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since 2008 (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.

Arnie Owens 9/29/11 Charlotte J. Owens 9/29/11  
Seller Date Seller Date

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) \_\_\_\_\_ Date/Time \_\_\_\_\_

1000 gallon propane tank installed July 2009 for home consumption