



KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
Mayo-Underwood Building
500 Mero Street 2NE09
Frankfort, Kentucky 40601
(502) 564-7760
<http://krec.ky.gov>



SELLER'S DISCLOSURE OF PROPERTY CONDITION

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

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

As a Seller, you are asked to disclose what you know about the property you are selling. **Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge.** Please take your time to answer these questions accurately and completely.

Property Address

6130 PARKER LANE

City

MAY'S LICK

State

KY

Zip

41055

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

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Answer all questions to the BEST OF YOUR KNOWLEDGE. Attach additional sheets as necessary.

1. PRELIMINARY DISCLOSURES

	N/A	YES	NO	UN- KNOWN
a. Have you ever lived in the house? If yes, please indicate the length of time: 2010-2023	☐	☒	☐	☐
b. List the date (month / year) you purchased the house. NOVEMBER 2009				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? INDIVIDUALS				
Explain:				
d. Has the house been used as a rental? If yes, length of time rented? TENANT HOUSE FOR DECADES	☐	☒	☐	☐
e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	☐	☒	☐	☐
f. Has this house ever been used for anything other than a residence?	☐	☒	☐	☐

Explain:

HERE IT WAS USED TO STORE ITA?

[Signature]
Seller Initials
[Signature]
Seller Initials

8/6/2023 2PM
Date/Time
8/6/2023 3PM
Date/Time

Page 1 of 5

KREC Form 402 12/2022

Buyer Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 6130 PARKER LANE May's Lick, KY 40555

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a. Plumbing	☐	☒	☐	☐
b. Electrical system	☐	☒	☐	☐
c. Appliances	☐	☒	☐	☐
d. Ceiling and attic fans	☐	☒	☐	☐
e. Security system	☐	☒	☐	☐
f. Sump pump	☐	☒	☐	☐
g. Chimneys, fireplaces, inserts	☐	☒	☐	☐
h. Pool, hot tub, sauna	☐	☒	☐	☐
i. Sprinkler system	☐	☒	☐	☐
j. Heating system	age of system: 12 yrs. Heat Pump 8 yrs.	☒	☐	☐
k. Cooling/air conditioning system	age of system: 12 yrs.	☒	☐	☐
l. Water heater	age of system: 12 yrs.	☒	☐	☐

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:

SEE NOTES.

3. BUILDING STRUCTURE

a. Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
1) The foundation or slab	☐	☒	☐	☐
2) The structure or exterior veneer	☐	☒	☐	☐
3) The floors and walls	☐	☒	☐	☐
4) The doors and windows	☐	☒	☐	☐
b. 1) Has the basement ever leaked?	☐	☒	☐	☐
2) If so, when did the basement last leak?	UNKNOWN. SEEMED THERE. SEE NOTES.	☐	☒	☐
3) Have you ever had any repairs done to the basement?	(OURSELVES)	☐	☒	☐
4) If you have had basement leaks repaired, when was the repair done?	2010, 2011 (OURSELVES)	☐	☒	☐
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)	SEE NOTES.	☐	☒	☐
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	☐	☒	☐	☐
d. Are you aware of any damage to wood due to moisture or rot?	☐	☒	☐	☐
e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?	☐	☒	☐	☐
f. Are you aware of any damage due to wood infestation?	☐	☒	☐	☐
1) Has the house or any other improvement been treated for wood infestation?	☐	☒	☐	☐
2) If yes, by whom?	OWNER	☐	☒	☐
3) Is there a warranty?	NO	☐	☒	☐

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

SEE ABOVE. SEE NOTES.

4. ROOF

	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? Age of the roof if known:	2004 AS INDICATED BY PRINCIPAL OWNERS	☒	☐	☐
b. Has the roof leaked at any time since you have owned or lived at the property?	☐	☒	☐	☐
c. Has the roof leaked at any time before you owned or lived at the property?	☐	☒	☐	☐
d. When was the last time the roof leaked?	SPRING 2023. SEE NOTES.	☐	☒	☐
e. Have you ever had any repairs done to the roof?	SEE NOTES.	☐	☒	☐

Seller Initials
Date/Time
8/6/2023 3pm

Buyer Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 6130 PARKER LANE, MAY'S LICK, KY 40555

f. Have you ever had the roof replaced? ☐ ☐ ☒ ☐
If so, when?

g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)

Explain: SEE NOTES.

h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? ☒ ☐ ☐ ☐

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

SEE ABOVE. SEE NOTES.

5. LAND / DRAINAGE

N/A YES NO UN-
KNOWN

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

1) Soil stability ☐ ☐ ☐ ☒

2) Drainage, flooding, or grading BOTTOMLAND FLOODS IN HEAVY STORMS. ☐ ☒ ☐ ☐

3) Erosion NEAR/ALONG CREEK ☐ ☒ ☐ ☐

4) Outbuildings or unattached structures FLOODING TOOK OUT FENCE b/w (creek) DRIVE. ☐ ☒ ☐ ☐

b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? ☐ ☐ ☐ ☒
If so, what is the flood zone?

c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? GOLFSEA POND. SPRING? WELL. LOW SPOT EAST LOTION LANE. ☐ ☒ ☐ ☐
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

SEE ABOVE. SEE NOTES.

6. BOUNDARIES

N/A YES NO UN-
KNOWN

a. Have you ever had a staked or pinned survey of the property performed? ☐ ☐ ☒ ☐

b. Are you in possession of a copy of any survey of the property? ☐ ☒ ☐ ☐

c. Are the boundaries marked in any way? ☐ ☐ ☐ ☒

Explain:

d. Do you know the boundaries? ☐ ☒ ☐ ☐

Explain: PER ATTACHED SURVEY.

e. Are there any encroachments or unrecorded easements relating to the property? ☐ ☐ ☐ ☒

Explain:

7. WATER

N/A YES NO UN-
KNOWN

a. Source of water supply: CITY WATER. ☐ ☐ ☒ ☐

b. Are you aware of below normal water supply or water pressure? NOT HIGH. ☐ ☐ ☒ ☐

c. Has your water ever been tested? If so, attach the results or explain. CITY WATER. ☒ ☐ ☐ ☐

Explain:

8. SEWER SYSTEM

N/A YES NO UN-
KNOWN

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, 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 ☐ ☐ ☐ ☐

Name of Servicer:

b. For properties with Category IV, V, or VI systems

Date of last inspection (sewer):

Date of last inspection (septic): PREVIOUS OWNER INSPECTED 2007 Date last cleaned (septic): MARCH 1, 2023 ☐ ☐ ☐ ☐

c. Are you aware of any problems with the sewer system? ☐ ☐ ☐ ☐

Seller Initials

Seller Initials

Date/Time

Date/Time

Buyer Initials

Buyer Initials

Date/Time

Date/Time

PROPERTY ADDRESS: 6130 PARKER LANE, MAY'S LICK, KY 40555

Please explain any deficiencies noted in this Section:

9. CONSTRUCTION / REMODELING

N/A YES NO UN-
KNOWN

- a. Have there been any additions, structural modifications, or other alterations made? ☐ ☒ ☐ ☐
- b. If so, were all necessary permits and government approvals obtained? ☐ ☐ ☒ ☐

Explain: NOT SURE THAT WORK REQUIRED SUCH.

10. HOMEOWNERS ASSOCIATION (HOA)

N/A YES NO UN-
KNOWN

- a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association? ☐ ☐ ☒ ☐
- 2) If yes, what is the annual or monthly assessment?
- 3) HOA Name:

HOA Primary Contact Name:

HOA Primary Contact Phone No. and email address:

- b. Is the property a condominium? ☐ ☐ ☒ ☐

If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate

- c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments? ☐ ☐ ☐ ☒

- d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? ☐ ☒ ☐ ☐

SEE SURVEY. FENCES/DRIVEWAYS.

- e. Are there any pet or rental restrictions? ☐ ☐ ☒ ☐

Explain:

11. HAZARDOUS CONDITIONS

N/A YES NO UN-
KNOWN

- a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? ☐ ☒ ☐ ☐
- b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) ☐ ☐ ☐ ☒

LEAD BASED PAINT DISCLOSURE REQUIREMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks.

- c. Was this house built before 1978? ☐ ☒ ☐ ☐
- d. Are you aware of the existence of lead-based paint in or on this house? ☐ ☐ ☐ ☒

RADON DISCLOSURE REQUIREMENT

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."

- e. 1) Are you aware of any testing for radon gas? ☐ ☐ ☒ ☐
- 2) If yes, what were the results?
- f. 1) Is there a radon mitigation system installed? ☐ ☐ ☒ ☐
- 2) If yes, is it functioning properly? ☒ ☐ ☐ ☐

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

- g. 1) Is the property currently contaminated by the production of methamphetamine? ☐ ☐ ☐ ☒
- 2) If no, has the property been professionally decontaminated from methamphetamine contamination? ☒ ☐ ☐ ☐

Explain: WE ARE NOT AWARE OF SUCH CONTAMINATION.

12. MISCELLANEOUS

N/A YES NO UN-
KNOWN

- a. Are you aware of any existing or threatened legal action affecting this property? ☐ ☐ ☒ ☐
- b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)? ☐ ☐ ☒ ☐

VOLUNTARY SUPPORT OF VOL. FIRE DEPT.

112A
Seller Initials
4.000
Seller Initials

8/6/2023
Date/Time
8/6/2023 3pm
Date/Time

Buyer Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS:

- c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? NOT AWARE OF SUCH. NOT FAMILIAR WITH THE DISC. ☐ ☐ ☐ ☒
- d. Are there any transferable warranties? ☐ ☐ ☒ ☐

Explain:

- e. Has this house ever been damaged by fire or other disaster? ☐ ☐ ☐ ☒
- Explain:
- f. Are you aware of the existence of mold or other fungi on the property? SEE NOTES. ☐ ☒ ☐ ☐
- g. Has this house ever had pets living in it? ☐ ☒ ☐ ☐
- Explain: WE HAD DOG, OUTSIDE CAT. PREVIOUS OWNERS HAD 2 DOGS & CAT.
- h. Is this house in a historic district or listed on any registry of historic places? ☐ ☐ ☐ ☐

13. ADDITIONAL INFORMATION

Do you know anything else about the property that that should be disclosed to the Buyer? ☐ ☒ ☐ ☐

If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

LOTS OF 'LANDSCAPING' DONE. HEIRLOOM APPLE TREES FROM CENTURY FARM ORCHARDS, N.C. 2010. GOING EAST FROM HOUSE: CAROLINA RED JUNE, AMERICAN SUMMER PEARMON, KINNARD'S CHOICE, BLACKTWIN (MAMMOTH) MANY OTHER TREES FROM KY. DIV. OF FORESTRY 2014/2014 INC. BLACK LOCUST, BALD CYPRESS, ROUGHLEAF DOGWOOD, PAWPAW, PINE, SILKY DOGWOOD, FROM CRUPPERS, MAP'S LICK, BROWNBACK MOUNTAIN, BUR Oak, MAPLE. LARGER SPRUCE FROM HOLLOW LICK TREE FARM. WALLING FARM, KY. SWALLOW PINE / SPRUCE FROM COSS, TREE FARM, HAMMERSVILLE, OHIO.

14. SELLER(S) CERTIFICATION (CHOOSE ONE)

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

Seller Signature Michael Robert Auer Date 8/6/2023 Seller Signature John R. Jones Date 8-6-23

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

Seller Signature _____ Date _____ Seller Signature _____ Date _____

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

Seller Signature _____ Date _____ Seller Signature _____ Date _____

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

Principal Broker / Real Estate Agent Print Name _____ Principal Broker / Real Estate Agent Signature _____ Date _____

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

Buyer Signature _____ Date _____ Buyer Signature _____ Date _____

1/12/23
Seller Initials
1/12/23
Seller Initials

8/6/2023 3PM
Date/Time
8/6/2023 3PM
Date/Time

Buyer Initials _____ Date/Time _____
Buyer Initials _____ Date/Time _____

NOTES.

2. House Systems

a. PLUMBING. APPROVED 2007.

- KITCHEN FAUCET / UNDERSINK DRAIN PIPES REPLACED 2010.
- 2ND KITCHEN SINK REMOVED 2012. WATER LINES AND SLOW DRAIN LINE REMAIN. CAPPED 2023.
- TOILET INNARDS REPLACED 2010. FLAP REPLACED 2023.
- BATH VANITY REPLACED 2012. FAUCET 2023.
- INSTANTANEOUS WATER HEATER REPLACED WITH TANK STYLE WATER HEATER 2011.

b. ELECTRIC APPROVED 2007.

- LIVING ROOM CHANDELIER SHORT REPAIRED c2017.
- DINING AREA CHANDELIER REWIRED 2023. LOW WATT LED ONLY.
- NEW OUTSIDE LIGHTS INSTALLED. ONE NORTH SIDE. TWO ON PORCH. 2023.
- NEW OUTLETS INSTALLED ON PORCH 2023. (FIRST WIND) OUTLET ANCHORED 2023.
- SMALL ROOM OFF KITCHEN/DINING AREA

c. APPLIANCES

- RANGE PURCHASED 2010
- LEFT FRONT BURNER / CONTROL REPLACED 2016, 2023.
- OVEN HEATING A BIT UNEVEN.
- SAFETY BRACKET TO ATTACH STOVE TO WALL YET IN DRAWER OF STOVE.
- REFRIGERATOR PURCHASED 2010.
- SENSOR REPLACED 2011. BOTTOM SHELF SUPPORT ALWAYS MISSING. ICE MAKER FAILED c2014.
- PLASTIC GROCERY TAB, BLOCKING SOMETHING, REMOVED BY REPAIRMAN c2017. INT. BRACKET SUPPORT REPAIRED c. 2015

↑

↓

6. CHIMNEYS, FIREPLACES, INSERTS

- CHIMNEY TOPS REPAIRED / REBUILT AS NEEDED / CAPS / VENTS INSTALLED. ROCK SECTION FLUES CLEANED OUT. 2011.
- N.W. ROCK SECTION CHIMNEY TOP STRUCK BY LIGHTNING 2018. REBUILT 2018. THOSE TWO FLUES YET HAVE SOME DEBRIS FROM THE STRIKE.
- FLUE ACCESS OPENING FOR HEATING STOVE, 2ND FLOOR ROCK SECTION NORTH ROOM, COVERED WITH METAL SCREEN AND DRY WALL MUD.
- LIVING ROOM SCAPSTONE STOVE AND ITS FLUE INSTALLED BY PREVIOUS OWNER. FLUE / STOVE CLEANED FALL 2022. NOT USED SINCE. METAL PLATE WORK INSTALLED 2011.
- KITCHEN FLUE RANGE / STOVE PIPE ACCESS SEALED WITH MASONRY 2011.

↑

6. OWNER HAS PORTABLE AKC CANINE SYSTEM WHICH DOES NOT GO WITH THE HOUSE. WILL BE REMOVED.

Seller Signatures Michael Robert Auer, John D. Auer DATE 8/6/2023
8-6-23 3PM TIME 3PM

2. HOUSE SYSTEMS, CONTINUED.

G. CHIMNEYS, FIREPLACES, INSERTS, CONTINUED

- METAL PLATE FIREPLACE COVER, ROCK SECTION FIRST FLOOR SOUTH, INSTALLED 2011.
- FIREPLACES SEALED OVER: 2ND FLOOR NORTH ROOM, ROCK SECTION, 1ST FLOOR ROCK SECTION, c2019.
- EVIDENCE OF PREVIOUS FLUE ACCESS FOR STOVE SEEN IN 2ND FLOOR WINDOWLESS ROOM, ROCK SECTION c2010.
- EXTERIOR CHIMNEY/S TUCK POINTED/SEALED WHERE SEEN NECESSARY 2011/c2016. NEW CHIMNEY FLASHINGS, 2011. DAMPNESS NOTED ON UPPER CHIMNEY WALLS, 3RD FLOOR, ROCK SECTION, AFTER HEAVY RAIN STORMS.
- GRATE COVER PAINT. 1ST FLOOR ROCK SECTION. NOT HEAT PAINT.

H. HVAC

- INSTALLED DECEMBER 2010. HEAT PUMP REPLACED 2013. SWEATING CAN OCCUR WITH AC IF THERMOSTAT SET IN LOW 60'S WHEN HUMIDITY VERY HIGH.
- AIR HANDLER INSULATED 2017. HVAC MAINTAINED AS ADVISED.
- CRAWL SPACE FLUE DAMPER HANDLE LOOSE. STAYS OPEN.

I. WATER HEATER

- INSTALLED 2011. HEATING ELEMENT REPLACED c2015.
- IN 2020 THOUGHT IT WAS OVERHEATING, BUT APPARENTLY WAS JUST BEING HOME ALL THE TIME (PANDEMIC) CAUSING IT TO SENSE THE NEED FOR HOT WATER. WE DO TURN IT OFF WHEN GOING AWAY.)

3. BUILDING STRUCTURE

a.1 FOUNDATION

- UPPER INTERIOR WALLS TUCKPOINTED 2010. ROCK SEC.
- ORIGINAL ADDITION FOUNDATION TUCKPOINTED 2010.
- CELLAR STAIR WALLS TUCKPOINTED, c2019. STEPS NEED RESETTING.
- PARTITION WALL IN CELLAR REMOVED BY SOME PREVIOUS OWNER. POSTS MAY BE NECESSARY?
- CENTER MASONRY SUPPORT IN NEW ADDITION CRAWL SPACE SEEN TO BE TILTED. c2016.

Seller Signatures Richard David Averill John J. [Signature] DATE 8/6/23
TIME 3pm

3. BUILDING STRUCTURE, CONTINUED.

a.2. STRUCTURE / EXTERIOR ..

- WE HAVE DONE A MINOR AMOUNT OF TUCKPOINTING, AS PREVIOUS OWNER DID MUCH.
- PRIOR TO PURCHASING IN 2009, WE HAD A MASTER DRY STONE MASON INSPECT THE ROCK SECTION OWING TO OUR CONCERNS ABOUT THE EVIDENT PREVIOUS MOVEMENT AND SETTLING OF THE STRUCTURE. HE ADVISED GETTING LOBSTER AWAY FROM THE FOUNDATION TO MITIGATE THIS PROBLEM. THEREFORE, WE MANUALLY DID GRADING AND INSTALLED DRAINING. WE ALSO INSTALLED DRAIN LINES FOR THE FIVE DOWNSPOUTS WHICH EMPTIED NEXT TO THE FOUNDATIONS. 2010/2011. PREVIOUSLY ONLY ONE DOWNSPOUT DRAINED AWAY FROM THE STRUCTURE. HE ALSO ADVISED THAT ANY TREE BE PLANTED AT LEAST 15 FEET AWAY FROM THE STRUCTURE. WE LATER ALSO KEPT THE ROCK STRUCTURE FREE OF PLANTINGS TO KEEP THAT AREA FREE OF WATERING DURING DRY SPELLS... EXCEPT FOR THE ROSES & PHOX (BY CEDAR STEPS) NEEDING LITTLE ATTENTION.

a.3. FLOORS & WALLS.

- REPAIRS (3) MADE NEAR KITCHEN/DINING ARCHWAY DOORS.
- TOE STRIPS AND TOE STRIP EXTENSIONS (COPYING OLD c1930s WORK) INSTALLED 2ND FLOOR, ROCK SECTION, TO BRIDGE GAPS FROM PREVIOUS STRUCTURE MOVEMENT. SOUTH ROOMS 2014. NORTH ROOM AND HALL, 2022.
- NORTH BASEBOARD, WINDOWLESS ROOM, 2ND FLOOR, ROCK SECTION IS SPLINTERED, POSSIBLY FROM A PREVIOUS REMOVAL/RE-INSTALLATION.

WALLS / CEILINGS

- OWING TO LACK OF MAINTENANCE MUCH REPAIR WORK WAS NECESSARY TO PLASTERWORK, ESPECIALLY IN 'DOG TROT' AND ROCK SECTION GABLE END JUNCTIONS OF CEILINGS/WALLS AND WALL/WALL. (EXAMPLE OF UNREPAIRED JUNCTION OF GABLE END CEILING/WALL EXISTS IN ROCK SECTION, NORTH 1ST FLOOR ROOM.) WORK DONE: DOG TROT 2012, SOUTH 1ST FLOOR ROOM, ROCK SECTION, 2015, 2ND FLOOR SOUTH ROOMS, c2011, FINISHED 2014. 2ND FLOOR ROCK SECTION CENTER HALL, 2014. 2ND FLOOR, ROCK SECTION, NORTH ROOM, FINISHED 2022 ATTIC 2015-2020. FALSE WALL, LITTLE ROOM OFF KITCHEN TO COVER HVAC RUN TO TROT ROOM, ROCK SECTION, 2011.

Seller Signatures Richard H. Hart Ann V. Hart John A. Hart DATE 8/6/2023
 TIME 8-6:23 PM 3 PM

3. BUILDING STRUCTURE, CONTINUED

4

A3. FLOORS/WALLS, CONTINUED

WALLS/CEILINGS, CONTINUED

- OF THE SIZES AND SCORES OF PLASTER REPAIRS MADE, OTHER THAN HAIRLINE CRACKS, FEW REQUIRING NEW REPAIRS REAPPEARED. NOTE: ABOUT HALF OF THOSE SEEMED TO CO-INCIDE WITH A BLOCKED DRAIN NEAR THE DRIVEWAY - EMPHASIZING THE IMPORTANCE OF GOOD DRAINAGE.
- LARGE 1ST FLOOR, ROCK SECTION, NORTH ROOM PLASTER LARGELY AS FOUND. NOTE DECORATED CEILING.

A4. DOORS/WINDOWS

• DOORS

- DOG TRUT EXTERIOR DOOR FOUND SEALED OVER INSIDE AND OUT. CURRENT DOOR FOUND IN PLACE SCREEN DOOR MADE 2011.
- NORTH SIDE FRENCH DOORS REQUIRED GLAZING AND PATCHING: SEALED SHUT. STAIRS NEEDED.
- ORIGINAL DOOR TO DOG TRUT RETURN, 1 PANE MISSING. TWO IN PLACE (BETWEEN DOG TRUT AND FRONT ROOM.)
- ROCK SECTION EXTERIOR DOORS SEALED SHUT. STAIRS NEEDED.
- DOORS ALSO CREATED: DOG TRUT DOOR TO 2ND FLOOR, 'CLOSET' DOORS IN LAUNDRY/BATH HALL.
- SOUTH LIVING ROOM (BRICK FLOOR) FRENCH DOOR - 1 PANE MISSING SAME ROOM, NORTH FRENCH DOOR, 1 PANE MAY BE MISSING.

• WINDOWS

- SOME WORK BETTER THAN OTHERS. SOME STATIONARY.
- 'ORIGINAL' WINDOWS REPAIRED TO EXTENT OWNER ASKED.
- 'NEW' WINDOWS EITHER PLUGGED OR REQUIRE SUPPORT TO REMAIN OPEN, LIKE 'ORIGINAL' WINDOWS.
- UPPER KITCHEN SASH GLASS CRACKED. BUZZARD, 2022.
- STORM WINDOWS NEEDED TO PROTECT 'ORIGINAL' WINDOWS. MIGHT ALSO REDUCE THE NUMBER OF ANNOYING FLYING INSECTS.
- SEVERAL ORIGINAL WINDOWS HAVE CRACKED PANE.

Seller's Signatures Nicholas Debut Amel

John R. Lowe DATE 8/6 TIME 3:30 PM
8-6-23 3pm

BUILDING STRUCTURE, CONTINUED.

5

B1. BASEMENT LEAKS.

- IN 2009, DAY OF INSPECTION BY MASTER DRY STONE MASON, STANDING WATER WAS SEEN IN POOLS IN CELLAR. THERE HAD BEEN A TERRIFIC STORM JUST BEFORE, SUCH HAS NOT BEEN SEEN SINCE.
- WE HAVE ONLY SEEN DAMP EARTH BY CELLAR DOOR AFTER HEAVY RAIN.

B2. LAST BASEMENT LEAK

- LIKELY AFTER LAST HEAVY RAIN STORM - LIKELY JUST DAMP EARTH BY CELLAR DOOR.

B3. REPAIRS TO BASEMENT

- SEE 3A1 & 3A2
- OLD CELLAR DOOR REPAIRED 2010, 2020.
- GROUNDHOG - OR OTHER CRITTER - DUG FROM JUST OUTSIDE CELLAR DOOR INTO CELLAR. THIS EXCAVATION FILLED WITH CEMENT, 2021

B4. LEAKS REPAIRED.

- SEE 3A1 & 3A2.

B5. HOW OFTEN LEAKS

- EARTH BY DOOR DAMP AFTER HEAVY RAINS.

C. CRAWL SPACE LEAKS

- LIKE CELLAR, DAMP EARTH RIGHT INSIDE ACCESS DOOR, WHOSE FRAME IS RUSTING.

D. WOOD DAMAGE. MOISTURE. ROT.

- HAVE REPAIRED, SEALED OR REPLACED WINDOW SILLS AND ONE DOOR SILL AS ABLE.
- HAVE REPAIRED REPLACED TRIM AS FOUND.
- HAVE REPAIRED SSESSES, FRENCH DOORS AS ABLE.
- HAVE NOT KEPT UP WITH THIS IN PAST YEAR - TRIM OVER LIVING ROOM FRENCH DOOR NEEDS REPLACING (TRIM PIECE IN ROCK 1ST FL FRONT ROOM)

Seller Signatures / Michael R. H. Aron / John A. Aron

DATE 8/6/2023
TIME 3:31 PM

8-6-23
3pm

3. BUILDING STRUCTURE, CONTINUED

6

c/f. WOOD INFESTATION / DAMAGE

- PREVIOUS OWNER HAD SEVERAL FLOOR JOISTS IN CELLAR SUPPORTED OWING TO SUCH DAMAGE.
- CARPENTER BEES HAVE WORKED ON SOFFIT AND PORCH LINTEL.
- ANTS SEEN IN DRY ROTTED TRIM, LOWER LEFT CORNER EXTERIOR TRIM, LAUNDRY ROOM WINDOW, THAT TRIM REPLACED.
- DAMAGE ON BOTTOM EDGE OF SOME FLOOR JOISTS IN CELLAR. POSSIBLY POWDER POST BEETLES.
- HAVE PRO-ACTIVELY TREATED WITH SPECTRAcide 'TERMINATE' FOR SEVERAL YEARS.

4. ROOF

4d/9 Roof / CHIMNEY LEAKS.

- NOTE. WHEN WE PURCHASED THE HOUSE, THERE WERE MANY LEAKS - AROUND CHIMNEYS (ALSO FROM SILL & WINDOW SASHES - NECESSITATING WORK AS DESCRIBED PREVIOUSLY) SEE 26, 302, 304 AND 41.
- PLUMBING STACK VENT LEAKS RESOLVED, 2010.
- SMALL ROOM OFF KITCHEN EXPERIENCES A DRIP ABOVE CEILING NEAR JOG IN SOUTH WALL ON OCCASION. CEILING REPAIRED 2015, 2019. HOPEFULLY THE 2022 ROOF/GUTTER REPAIRS WILL HELP THIS. ONCE A ^{SMALL} STAIN APPEARED ON THE CEILING NEAR THE N.W. CORNER OF THE ROOM AFTER A STORM, DID NOT RE-OCCUR. STAIN SEALED / PAINTED OVER.
- UPSTAIRS ROOM. ORIGINAL ADDITION. SINCE THE TORNADO WARNING / WATCH OF 2022 THERE HAS BEEN OCCASIONAL SLIGHT DRIPPAGE DOWN RIGHT SIDE OF CHIMNEY WALLS TWO EARLIER CEILING LEAKS. RESOLVED (ONE BY N.E. WINDOW; THE OTHER OUT FROM CENTER OF CHIMNEY WALL).

Seller Signatures Richard Robert Auer John D. Lewis

DATE 8/10/22
TIME 3:20

8.6.23
3pm

4. Roof, CONTINUED

7

4.e. Roof Repairs

- New CHIMNEY FLASHINGS FOR ALL THREE CHIMNEY STACKS INSTALLED, AS WELL AS, DRIP EDGE FLASHINGS ALONG BOTTOM EDGE OF ROOFS, AS WELL AS, DRIP CAP FLASHING ALONG BOTTOM EDGE OF GABLE METAL ROOF TRIM (THIS LAST ON ROCK SECTION). 2011
- New LARGER GUTTERS AND DOWNSPOUTS INSTALLED. 2011
- SEVERAL ROOF PANELS, PREVIOUSLY UNSECURED WERE FASTENED DOWN - AFTER ONE SLIGHTLY RAISED UP ON ONE SIDE. JOB IN SOUTH GUTTER RESEALED, 2022.

5. LAND / LAND DRAINAGE

5A.2 See 3A.2 SECOND PARAGRAPH

BOTTOM LAND OCCASIONALLY FLOODS. SELDOM GETS ONTO LOWER DRIVEWAY. GOES DOWN FAIRLY QUICKLY - HAS BEEN OUR EXPERIENCE.

5A.4 A LEAN-TO USED BY THE PREVIOUS OWNER WAS REMOVED c 2012. IT WAS LOCATED WHERE ONE FULL POST AND A PARTIAL POST REMAIN (ITS WEST SIDE) ON THE SOUTH SIDE OF THE E/W INTERIOR BOARD FENCE. (NEAR WHERE GARBAGE CANS STORED - LAWN MOWER STORAGE AREA JUST WEST OF POSTS)

9. CONSTRUCTION / REMODELING

9A. ADDITIONS, MODIFICATIONS, ALTERATIONS

- WOODWORK, DOORS ADDED AS NECESSARY, 2016-23
NOTE: SEVERAL HINGES ON LAUNDRY / BATH HALL DOORS REPLACED 2023.

Seller Signatures / Richard Eastman

John D. Lowe

8-6-23
3PM

DATE
TIME 8/6/2023
3PM

9. CONSTRUCTION/REMODELING... CONTINUED.

- VINYL TILE INSTALLED. KITCHEN, DINING AREA, LAUNDRY/BATH HALL AREA 2012,
- CERAMIC TILE, BATH. 2012
- PANTRY. 2012. LATER REALIZED FIRESTOPS OMITTED IN THE FRAMING. NEEDS CORRECTION.
- SOUTH WINDOW, SMALL ROOM OFF KITCHEN/DINING AREA, INSTALLED. LATER REALIZED FRAMING NEEDED 'SISTERING'. NEEDS CORRECTION.
- PORCH WINDOW IN ABOVE SMALL ROOM REPLACED WITH 'ANTIQUE' WINDOW. 2011
- BATH WINDOW ADDED. 2011
- FISH POND INSTALLED. 2010
- ROCK WORK 2010-2012
- FOUR BOARD FENCE, 2013-15. NOTE, POSTS ARE EITHER CEDAR OR LOCUST. FENCE BOARDS ARE HEMLOCK, AS RECOMMENDED BY A LONG TIME MAY'S LICK FARM MANAGER.
- NEW WIRE FENCING, LOCUST POSTS.

INTERIOR, 2015. SOUTH SIDE CEMETERY.
ALONG LANE, 2016. UPPER HOUSE LEVEL TO THE EAST.

- STEPS TO MAIL BOX REPAIRED c2015
- FENCING AROUND HEAT PUMP 2011.

'MODEL' EASTERN MOST PORCH POST. c2011

CELLAR STAIRS COVER c2016

WOOD GATES FOR BACK FIELD. 2016

INSULATED COVERS FOR CRAWL SPACE

VENTS AND ACCESS DOOR INSULATION, c2020.

- REPLACED NORTH SIDE ATTIC VENT WITH FIXED WINDOW. c2019

TUCK POINTED INTERIOR 1ST FLOOR CENTER CHIMNEY 2012.

• WOODWORK / PLASTERWORK AS NECESSARY

• ROOFING, GUTTER + DOWNSPOUT WORK c2011, 2012, 2016, 2022

• GRADING & DRAINING AROUND HOUSE. 2010-2011

• LANDSCAPE WORK 2010-2023. BEGUN WITH CLEARING OF "WILDERNESS".

• HVAC 2010, 2013, 2017. PLUS OTHER WORK HEREIN MENTIONED

Seller
Signatures

Richard K. Boyd

DATE 8/16/23

TIME 3pm

John P. Shaw

DATE 8/16/23

TIME 3pm

11. HAZARDOUS CONDITIONS

A. WE WERE TOLD THAT A CISTERN EXISTS IN THE GENERAL AREA BETWEEN /BY THE MAGNOLIA TREE AND THE SOUTH SIDE OF THE HOUSE.

IN THE BACK FIELD IS A RECESSED AREA SURROUNDED BY ROCKS WHICH APPEARS TO BE A CAPPED WELL OR SPRING. PUMP LOCATED ABOVE ON HILLSIDE. NOT IN USE DURING OUR TIME HERE.

B. HAD ON 2 OR 3 OCCASIONS, SOME YEARS AGO, WHAT SEEMED LIKE OLD 'BUG' BOMBS LEAKING - PERHAPS IN CRAWL SPACE.

12. MISCELLANEOUS

7. IN SUMMER 2021, THE CELLAR FIREPLACE HAVING BEEN SEALED THE PREVIOUS FALL - THE HUMIDITY IN THE CELLAR BECAME VERY HIGH, RESULTING IN A WHITE SUBSTANCE FOUND ON SOME PLACES ON THE JOISTS AND FLOOR BOARDS. WE OPENED UP THE FIREPLACE (THE WINDOWS ALSO OPEN) AND TREATED THE WHITE SUBSTANCE WITH VINEGAR. THIS CAUSED IT TO VANISH. WE LATER SPRAYED THE ENTIRE CELLAR WITH WHITE VINEGAR, IT DID NOT REOCCUR.

Seller

Signatures

Ychun/Deer DATE 8/6/23
TIME 3pm

John P. Deane DATE 8/6/23
TIME 3pm

ADDITIONAL NOTES.

- PORCH CAT, SUSAN, CAME WITH HOUSE IN 2009. SHE KEPT MICE TO A MINIMUM. CAT MONKS NOT SEEN UNTIL AFTER HER PASSING.
- THE CEMETERY - IN THE WOODS - IS BEING REGISTERED WITH THE KENTUCKY HISTORICAL SOCIETY.
- CAROLINA WIZING EXPECT ^{ANCHORED} A BOX TO NEST IN EACH SPRING. LOCATE THE BOX IN THE N.E. CORNER OF THE PORCH - PERHAPS ON A SMALL TABLE.

ADDITIONAL NOTES (CONTINUED).

- SHOULD THE NEW OWNER CONSIDER REPLACING THE TEMPLE STYLE FRONT PORCH (REMOVED BEFORE OUR TIME PLEASE NOTE:
 - 1) THE PORCH RAILINGS ^{IN THE PHOTOGRAPH} APPEAR TO BE THE SAME AS THE RAILING IN THE ORIGINAL ADDITION 2ND FLOOR HALL.
 - 2) PIECES OF THE ORIGINAL PORCH'S CROWN MOULDING TYPE TRIM ARE IN THE CELLAR ON THE ROCK SUPPORT 'TABLE'.
 - 3) WHEN CONSIDERING THE HEIGHT OF THE PORCH COLUMNS/PILASTERS PLEASE NOTE THAT THE COLWIE PLATE IN EARLY STONE HOUSES OF KENTUCKY SHOWS THE COLUMNS AND PILASTERS IN A SHORTENED CONDITION. WHEN THE ORIGINAL PORCH FLOOR WAS REPLACED WITH CEMENT, THE LEVEL OF THE PORCH FLOOR WAS RAISED TO BE EVEN WITH THE FLOOR INSIDE THE HOUSE. THERE ORIGINALLY WAS A STEP UP INTO THE HOUSE FROM THE PORCH FLOOR. THE ORIGINAL HEIGHT OF THE COLUMNS AND PILASTERS WOULD HAVE GIVEN THE PORCH A MORE ELEGANT LOOK.
- THE LARGE FRONT ROOM IN THE ROCK SECTION HAS A DECORATED CEILING ^{c. 1830?} ABOVE SEVERAL LAYERS OF PAINT. WHERE SUBSEQUENT PAINT LAYERS ARE ABSENT BITS OF THE CEILING DECORATION CAN BE SEEN.
- TOLD OTHERS EXPERIENCED GHOSTS, ETC. WE HAVE NOT HAD ANY SUCH EXPERIENCE.
- SURVEY PLANT'S LANDSCAPE FABRIC PIN WIRE MAY YET NEED TO BE RECOVERED - FROM THE PLANTINGS OF TREES AND SHRUBS.

Seller Signatures Michael Robert Allen John R. Allen DATE 8/6/2023
 TIME 3pm
8/6/2023
3pm