



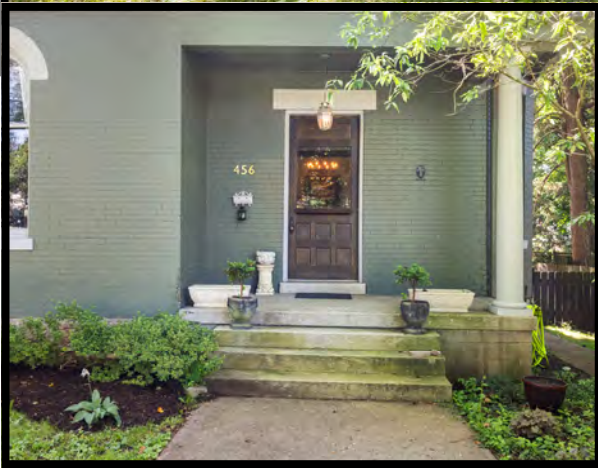
456 N. Limestone Street
Lexington | Fayette County
\$570,000

Offered Exclusively By:

KIRKPATRICK & Co.

Hannah Davis Emig | Realtor
+1 .859.221.8055
www.KirkFarms.com
Hannah@KirkFarms.com





Beautiful & peaceful 456 N Limestone!

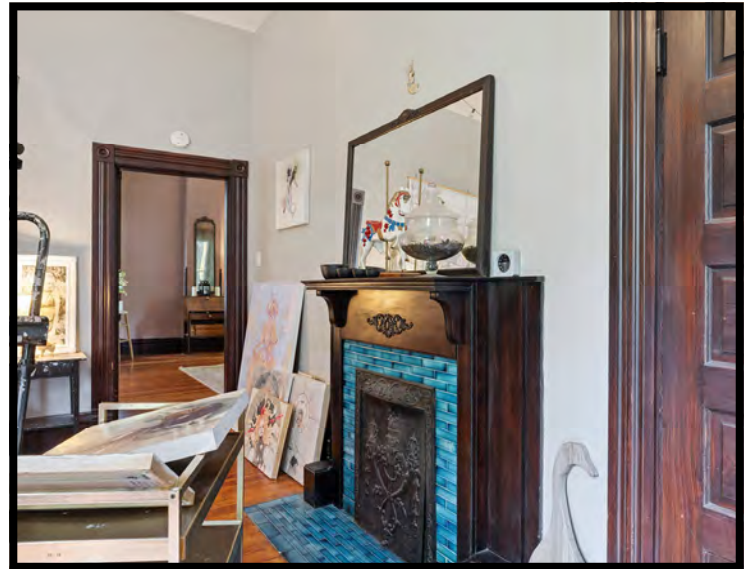
Fall in love with the historic details of this home located in vibrant downtown Lexington: beautiful hardwood floors, tall ceilings, pocket doors, tiled fireplaces & built in corner cupboards.

Greeted by a lovely parlor, the large formal living room, dining room & family room (current art studio) beautifully flow together & are the soul of the home while the sunny kitchen with exposed brick is the heart. A 1st floor bedroom could be a wonderful home office adjacent to a full bath. The enclosed porch is the happy spot to start your day overlooking the sweet private backyard. Upstairs discover a lovely sitting area complete with a day bed under the window. The stunning primary bedroom has a walk in closet & its large bathroom has a tub claw bath & walk in shower. The second bedroom is cozy & has its own en-suite bathroom. There is a convenient utility closet with a washer & dryer as well.

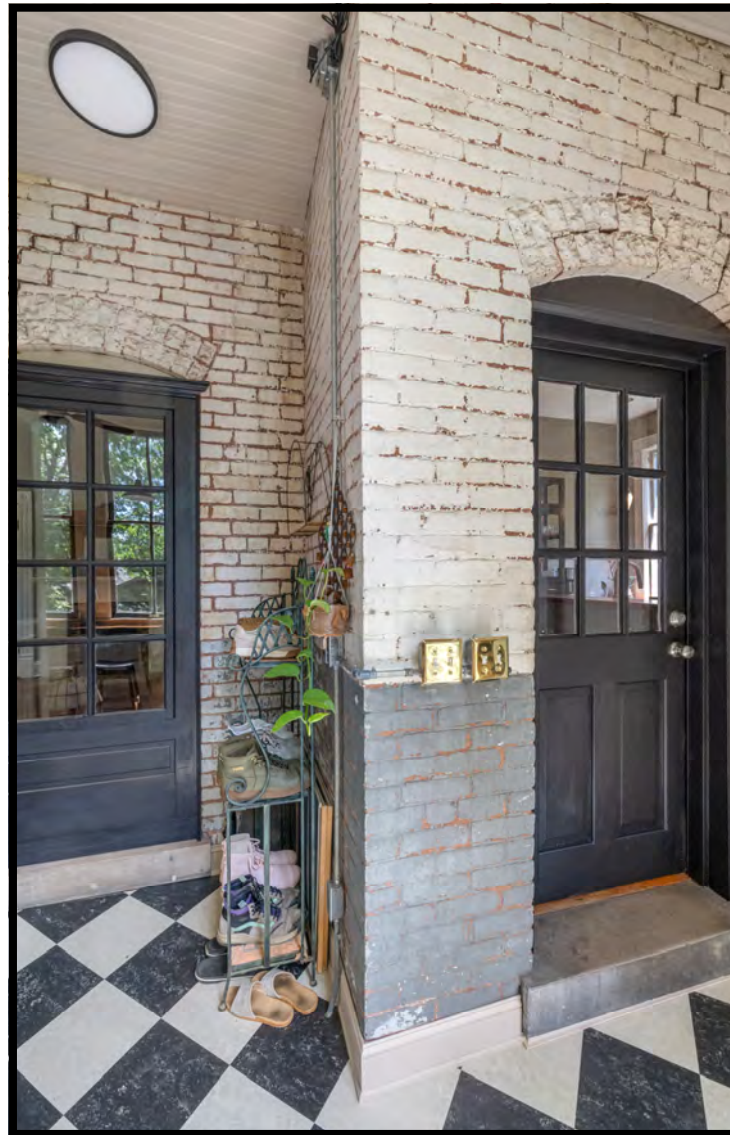
The backyard with its' English garden feel is a gem. The unfinished basement has good storage & work space.

Located close to many beloved restaurants & events in the historic area of downtown, this is the home you have been waiting for.

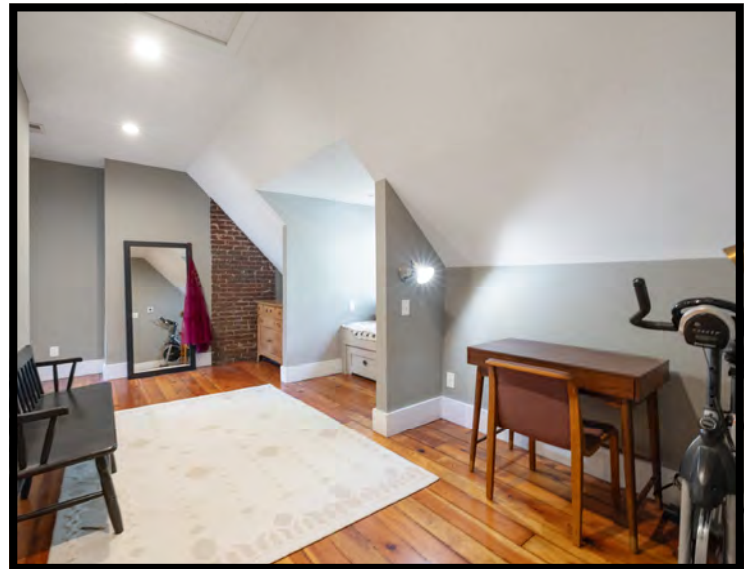
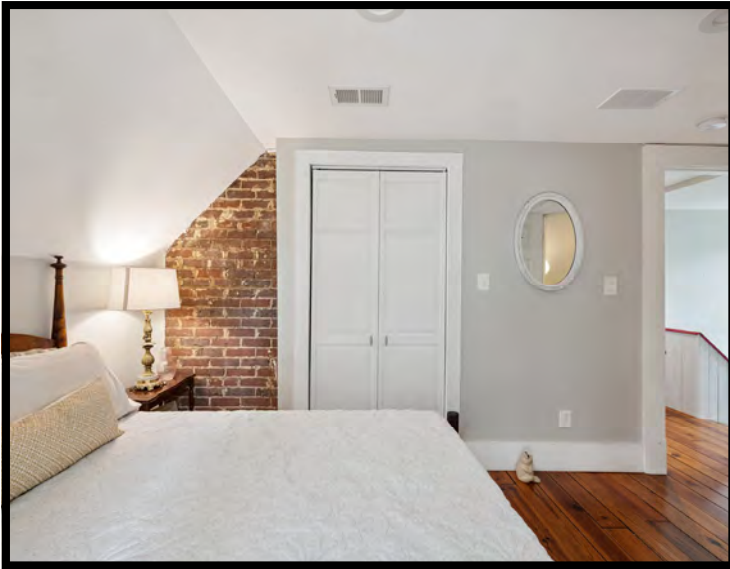






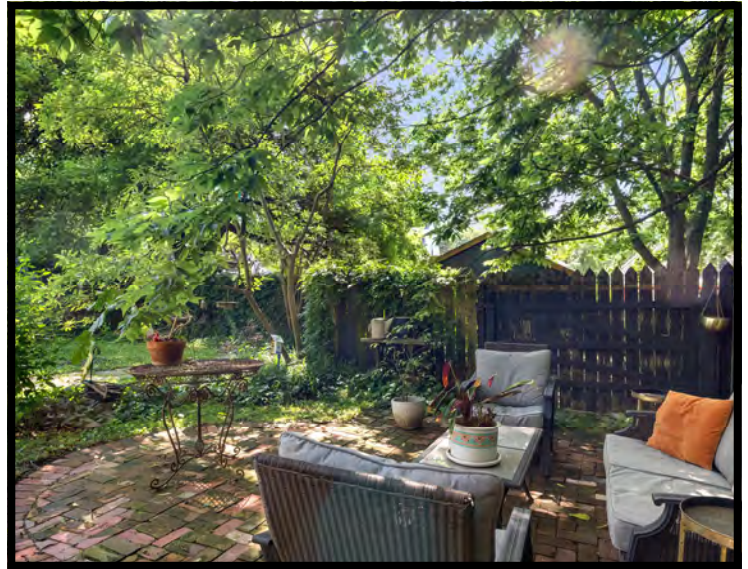
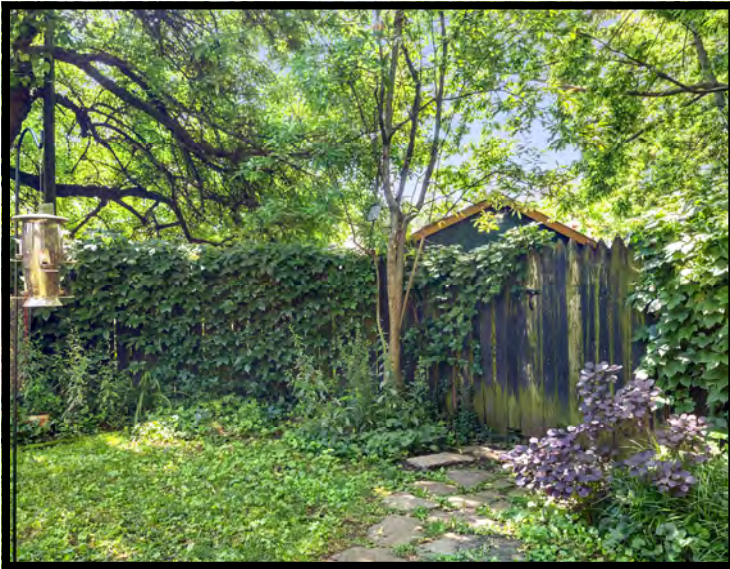


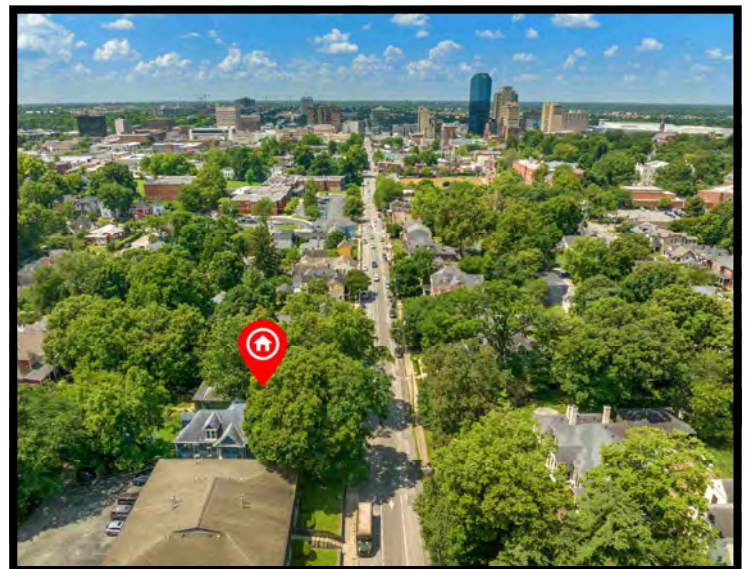
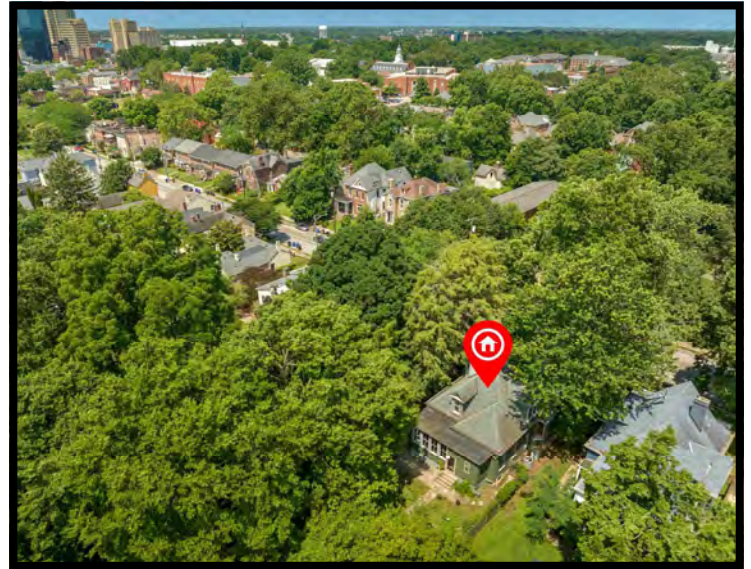
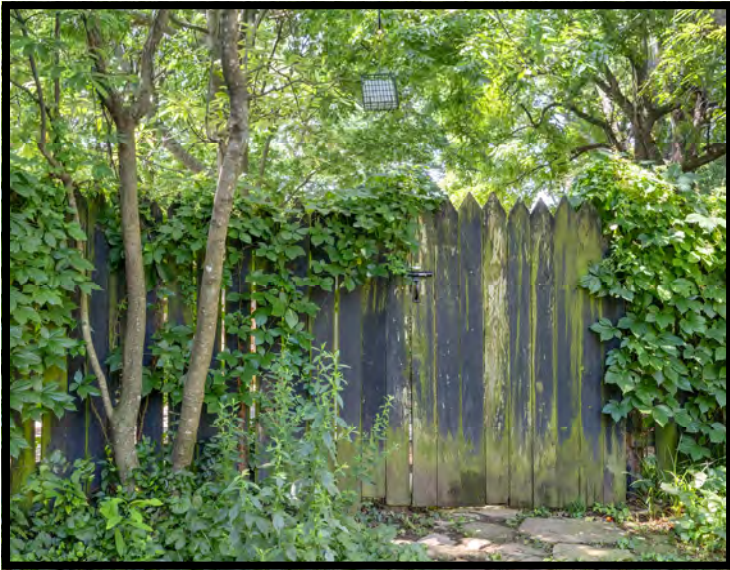






All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.





IMPROVEMENTS PER OWNER
456 North Limestone Street Lexington, Kentucky 40508
(Per the Seller, there are \$22,000 worth of improvements in the home)

1ST Floor:

Foyer: Painted and repaired front door jamb

Living Room: Painted, added electrical for & hung sconces and added TV mount

Dining Room: Painted and added chandelier

Studio: Painted

Kitchen:

Painted

New backsplash "fireclay" tile

New cabinet hardware

New quartzite countertop

New faucet

New lighting fixtures

Bespoke standing counter cabinet professionally painted

Added French custom doors to storage room off kitchen

Repaired both windows (custom sash trim, repaired rot, replaced broken pane and rehung)

New rear entry door with new deadbolt

Office:

Repaired stuck/permanently stuck rear entry door and sill

Added window outside rear door operating as permanent storm window

Repaired windows (previously bolted shut, no rope, and missing trim)

Bathroom: painted

Back porch:

Non code compliant railing replaced with windowed partition wall and doorway

Custom windows (restored all 5 windows: new glass, rope, rot repair, added hardware, secured and repaired sagging upper sashes)

Repurposed an old door for basement entry

New flooring (Marmoleum tiles)

New beadboard, added wall insulation, cleaned and reused original trim when possible

Repaired rear entry door to backyard (previously sagging) and replaced threshold and new latch hardware

New lighting fixtures

2nd Floor: All upper windows rehung and hardware added with pulleys replaced on one

Stairway to 2nd floor: Painted

Sitting Area/Den:

Custom built daybed with storage drawers and mattress

Added brass window bars and new window hardware above custom daybed

Primary Bedroom Bathroom: Custom bathroom vanity and top

Basement:

New gas lines

Added front hose bib

French drains and sump pump with warranty

Repair basement window and frame

Added lighting

Exterior:

Garden beds

Patio using bricks from 201-203 N Upper (building burnt down March 2022)

Front and side tree treatment and trimming by Arborist

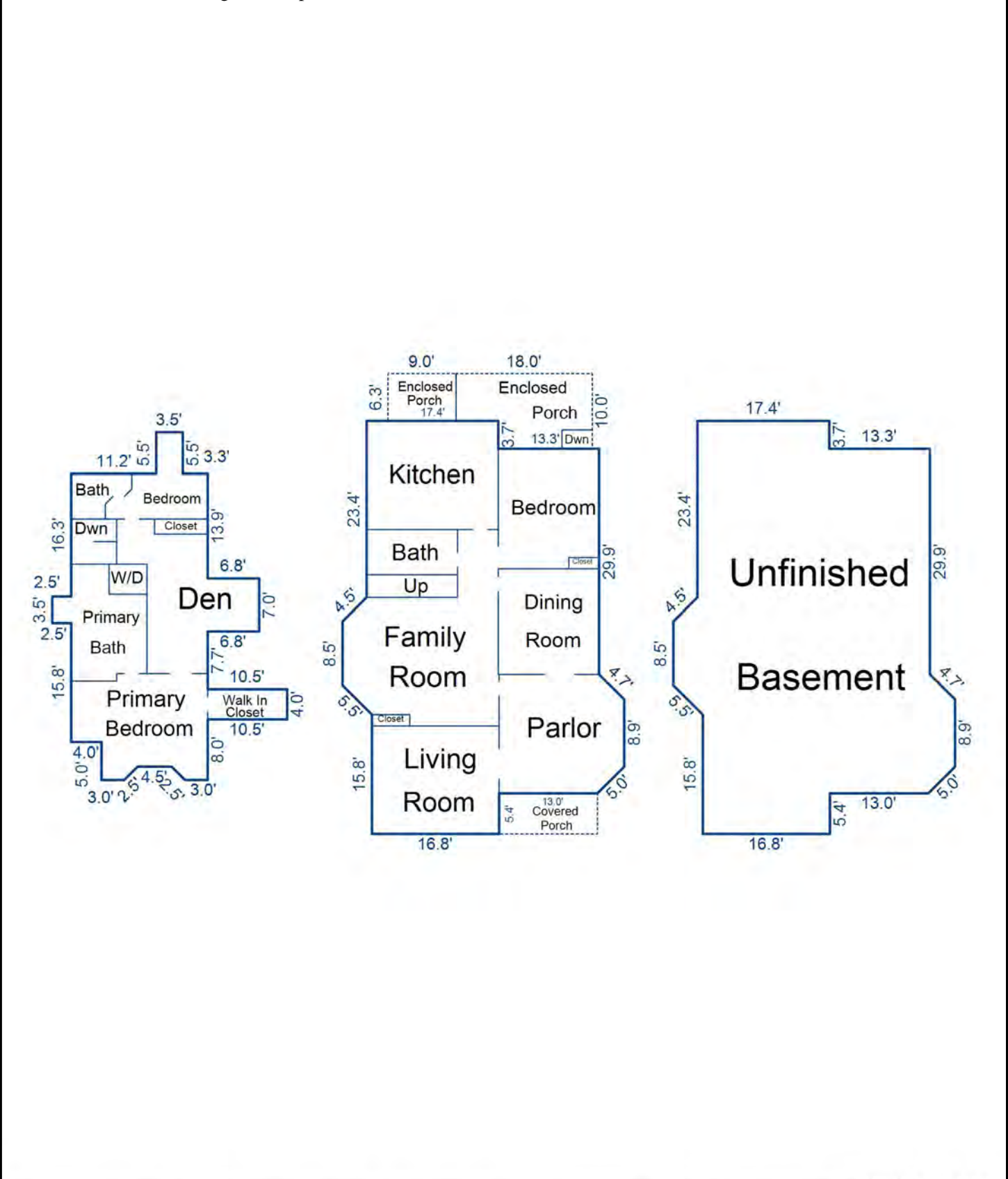
Privacy fence installed

Added erosion control on south side of house

Custom screen door at rear entrance into home

SKETCH ADDENDUM

Intended User	Hannah Emig, Realtor				
Property Address	456 N. Limestone Street				
City	Lexington	County	Fayette	State	KY
				Zip Code	
Client	Hannah Emig c/o Kirkpatrick & Co				



* Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1628.2	175.8	1628.2	First Floor		39.0 x	16.7 =	650.5
GLA2	Second Floor	1.0	818.8	169.3	818.8		0.5 x	5.5 x	2.8 =	7.6
BSMT	Unfinished BSMT	1.0	1628.3	175.8	1628.3			11.7 x	0.7 =	8.3
P/P	Porch	1.0	56.7	30.6			0.5 x	4.5 x	2.3 =	5.1
	Porch	1.0	159.4	56.0				8.5 x	3.2 =	27.0
	Porch	1.0	70.2	36.8	286.3			23.4 x	0.7 =	16.5
								16.7 x	15.8 =	263.7
							0.5 x	5.0 x	2.5 =	6.3
							0.5 x	4.7 x	2.4 =	5.5
								8.9 x	3.3 =	29.6
								12.2 x	0.2 =	2.6
								15.8 x	13.1 =	206.6
								29.9 x	13.3 =	398.4
								5.4 x	0.1 =	0.6
						Second Floor		3.5 x	2.5 =	8.8
								10.5 x	4.0 =	42.0
	Net LIVABLE			(rounded)	2,447	8 addl items				
						24 total items			(rounded)	2,447



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

456 North Limestone Street

City

Lexington

State

KY

Zip

40508

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	UNKNOWN
a. Have you ever lived in the house? If yes, please indicate the length of time:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house. <u>SEPT 2021</u>				
c. Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain: <u>INDIVIDUAL</u>				
d. Has the house been used as a rental? If yes, length of time rented?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Has this house ever been used for anything other than a residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain:

JA
Seller Initials

6/29/25 9:45 AM
Date/Time

Page 1 of 5

LIB
Seller Initials

6/29/25 9:46 PM
Date/Time

KREC Form 402 12/2022

Buyer Initials Date/Time

Buyer Initials Date/Time

PROPERTY ADDRESS: 456 North Limestone Street Lexington, Kentucky 40508

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UNKNOWN
a. Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Electrical system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Heating system	age of system: <u>DOWN 2014 UP 2020</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system	age of system: <u>DOWN 2003 UP 2020</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Water heater	age of system: <u>2007</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

PREVIOUS OWNERS SAID SINKER SYSTEM DOESN'T WORK. WE NEVER TESTED
PREVIOUS OWNERS REPAIRED CONTROL PANEL AND WATCH ON OVEN
* DOWNSTAIRS HEAT IS HEAT PUMP & GAS UPSTAIRS IS ELECTRIC

3. BUILDING STRUCTURE

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UNKNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 1) Has the basement ever leaked?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If so, when did the basement last leak?	<u>FEB 2025</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done?	<u>2021 FRENCH DRAIN & ADJUST SUMP</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)	<u>IT LEAKED ONCE IN 2025 AFTER 2021 REPAIRS.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom?	<u>PREVIOUS OWNERS STATED THEY DIDN'T REMEMBER</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Is there a warranty?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

2015 - PREVIOUS OWNER TREATED LIKELY VERY OLD TERMITE DAMAGE SIGN
BASEMENT LEAKED ONCE IN 2025, WATER WENT TO ~~SUMP~~ SUMP PUMP.
MANY REPAIRS ~~AND~~ WE MADE TO WINDOWS BUT SOME ARE STILL PAINTED
SHUT.

4. ROOF

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UNKNOWN
a. How old is the roof covering? Age of the roof if known: <u>40 YEARS</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has the roof leaked at any time before you owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. When was the last time the roof leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have you ever had any repairs done to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller Initials: KJB Date/Time: 9:45 PM 9:46 PM
 Buyer Initials: _____ Date/Time: _____
 Seller Initials: _____ Date/Time: _____
 Buyer Initials: _____ Date/Time: _____

PROPERTY ADDRESS: 456 North Limestone Street Lexington, Kentucky 40508

f. Have you ever had the roof replaced? If so, when?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:				
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:				

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:				

6. BOUNDARIES	N/A	YES	NO	UN- KNOWN
a. Have you ever had a staked or pinned survey of the property performed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are the boundaries marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>SURVEY PINS, WITNESS PINS, AND FENCE</u>				
d. Do you know the boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
e. Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

7. WATER	N/A	YES	NO	UN- KNOWN
a. Source of water supply: <u>CITY WATER</u>				
b. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has your water ever been tested? If so, attach the results or explain.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				

8. SEWER SYSTEM	N/A	YES	NO	UN- KNOWN
a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name of Servicer:				
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):				
Date of last inspection (septic):				
Date last cleaned (septic):				
c. Are you aware of any problems with the sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>12/29/25</u> Seller Initials	<u>12/29/25</u> Date/Time	<u>9:45 PM</u> Date/Time	Page 3 of 5	buyer Initials	Date/Time
<u>KJB</u> Seller Initials	<u>12/29/25</u> Date/Time	<u>9:46 PM</u> Date/Time	KREC Form 402 12/2022	buyer Initials	Date/Time

PROPERTY ADDRESS: 456 North Limestone Street Lexington, Kentucky 40508

Please explain any deficiencies noted in this Section:

9. CONSTRUCTION / REMODELING		N/A	YES	NO	UNKNOWN
a.	Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	If so, were all necessary permits and government approvals obtained?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <i>NEW LOAD BEARING PARTITION WALL ADDED IN BACK PORCH</i>					
10. HOMEOWNERS ASSOCIATION (HOA)		N/A	YES	NO	UNKNOWN
a.	1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Are there any pet or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:					
11. HAZARDOUS CONDITIONS		N/A	YES	NO	UNKNOWN
a.	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Are you aware of the existence of lead-based paint in or on this house?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2) If yes, what were the results?				
f.	1) Is there a radon mitigation system installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2) If yes, is it functioning properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT					
A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.					
g.	1) Is the property currently contaminated by the production of methamphetamine?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2) If no, has the property been professionally decontaminated from methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:					
12. MISCELLANEOUS		N/A	YES	NO	UNKNOWN
a.	Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller Initials	Date/Time	County	Zip	Page 4 of 5	City	Street	Buyer Initials	Date/Time
LIB	6/29/26		9:46 PM					
Seller Initials	Date/Time			KREC Form 402 12/2022			Buyer Initials	Date/Time

PROPERTY ADDRESS: 456 North Limestone Street Lexington, Kentucky 40508

Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Next Charge Full-count Subscription Source		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are there any transferable warranties?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>SUMP PUMP & FRENCH DRAIN - LIFE OF STRUCTURE</u>					
UNDERGROUND DRAIN					
e. Has this house ever been damaged by fire or other disaster?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Are you aware of the existence of mold or other fungi on the property?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Has this house ever had pets living in it?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>PREVIOUS OWNER HAD DOGS 3 CAT. WE HAVE 1 CAT.</u>					
h. Is this house in a historic district or listed on any registry of historic places?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

HOUSE WAS REPLUMBED IN 2018
ELECTRICAL AND HEATING UPSTAIRS DONE IN 2020
ELECTRICAL DOWNSTAIRS ABOUT 20 YEARS OLD
WE REPAIRED MANY WINDOWS, SOME ARE STILL PAINTED SHUT
BOT OTHERS AND ROOF LESS THAN 10 YEARS OLD.

1. Sidewalk pad replaced in front of house in 2023.

2. AC was not cooling on the downstairs furnace. The capacitor & contactor were replace 7/8/25,



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	Date	Seller Signature	Date
	6/29/25		6/29/25

☐ 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

Buyer Initials	Date/Time
KJB	6/29/25 9:45 PM
Buyer Initials	Date/Time
KJB	6/29/25 9:46 PM

Buyer Initials	Date/Time
Buyer Initials	Date/Time

BLUEGRASS REALTORS

2250 Regency Road

276-3503

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT

For use only by members of Bluegrass Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY’S DATE: 06/30/2025 CONTRACT DATE: CONTRACT #

PROPERTY ADDRESS: 456 North Limestone Street Lexington, Kentucky 40508

Lead Warning Statement

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 that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller’s possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller’s Disclosure (Initial)

KJB

06/30/25

6:51 PM EDT

dotloop verified

KBG

06/30/25

6:52 PM EDT

dotloop verified

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or paint hazards are present in the housing. (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

KJB

06/30/25

6:51 PM EDT

dotloop verified

KBG

06/30/25

6:52 PM EDT

dotloop verified

(b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser’s Acknowledgment (Initial)

(c) Purchaser has received copies of all information listed above

(d) Purchaser has received the pamphlet **Protect Your Family From Lead in Your Home**

(e) Purchaser has (check one below):

☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as “Other Inspections”. (See the offer to purchase contract.)

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent’s Acknowledgment (Initial)

HE

06/30/25

6:51 PM EDT

dotloop verified

(f) Agent has informed the seller of the seller’s obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	<div>Kelley Jean Beckett</div> <div>dotloop verified</div> <div>06/30/25 6:51 PM EDT</div> <div>KQZX-8WM4-RF72-DEIH</div>	Buyer	
Seller	<div>Kyle Brandon Jorgensen</div> <div>dotloop verified</div> <div>06/30/25 6:32 PM EDT</div> <div>S7YW-4EKT-OVWM-4KWS</div>	Buyer	
Agent	<div>Hannah Emig</div> <div>dotloop verified</div> <div>06/30/25 6:31 PM EDT</div> <div>INJV-FKMV-YWOB-BRUN</div>	Agent	