



236 Clay Avenue  
Lexington | Fayette County  
\$1,595,000

*Offered Exclusively By:*

**KIRKPATRICK & Co.**

Zach Davis | Principal Broker  
+1 .859.576.8195  
www.KirkFarms.com  
Zach@KirkFarms.com





With leafy park views & a generous 40502 lot, this fully-restored historic home dazzles inside and out. Directly across from Lexington's beloved Woodland Park, the c. 1916 residence welcomes visitors with its wide front porch. A sunny parlor opens to a drawing room, each with their own matching fireplaces, antique mantels, and beautifully-detailed screens.

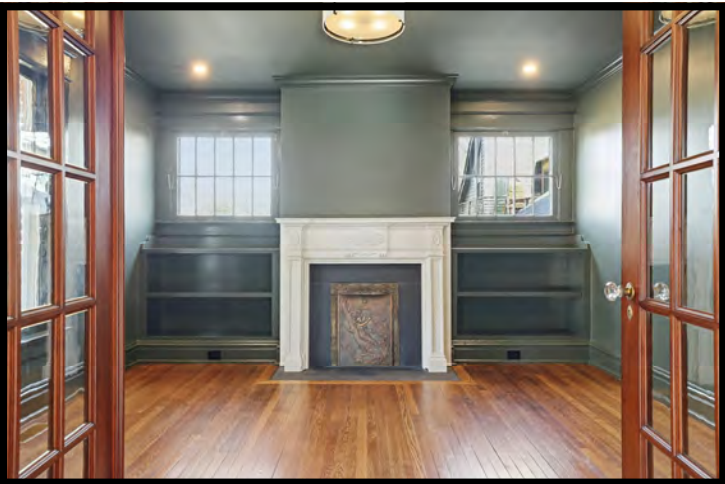
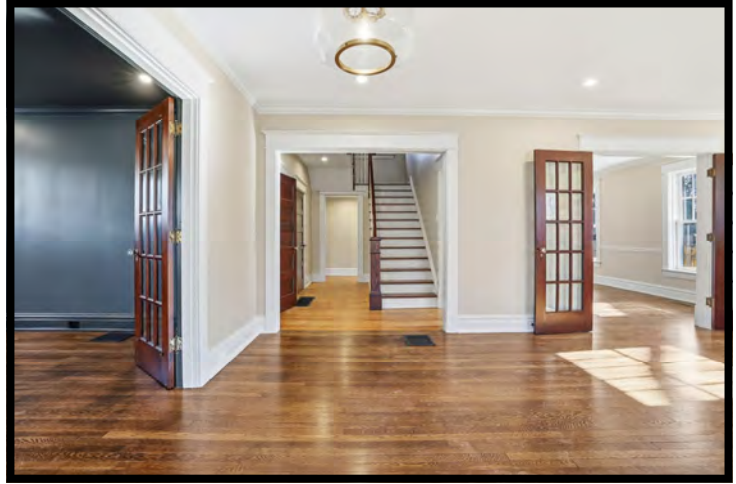
Complemented by modern premium finishes, the restoration by Crawford Builders skillfully marries old & new. Original wood floors & hardware have been preserved and restored wherever possible throughout the home.

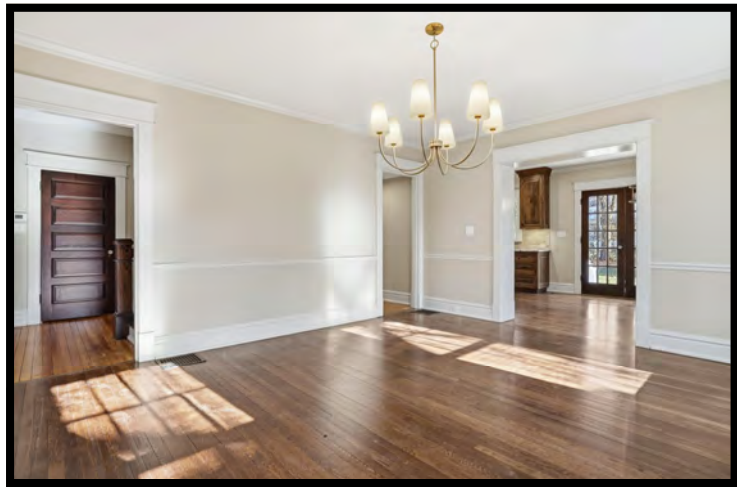
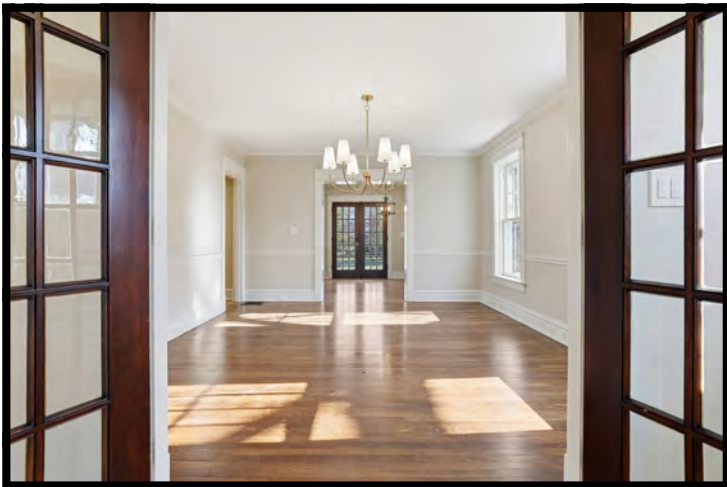
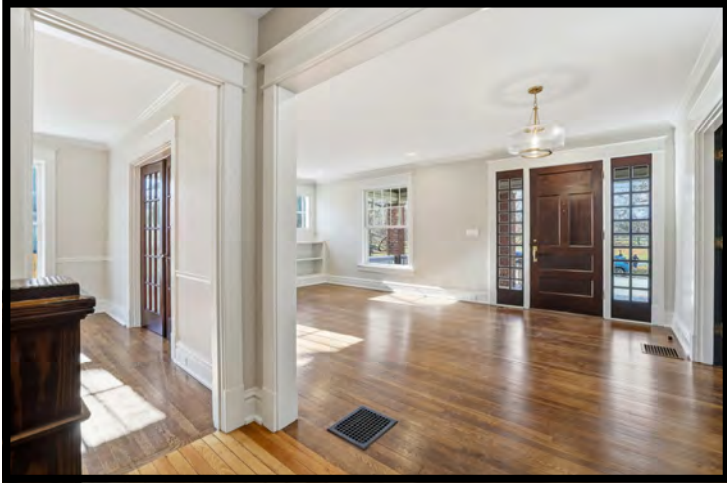
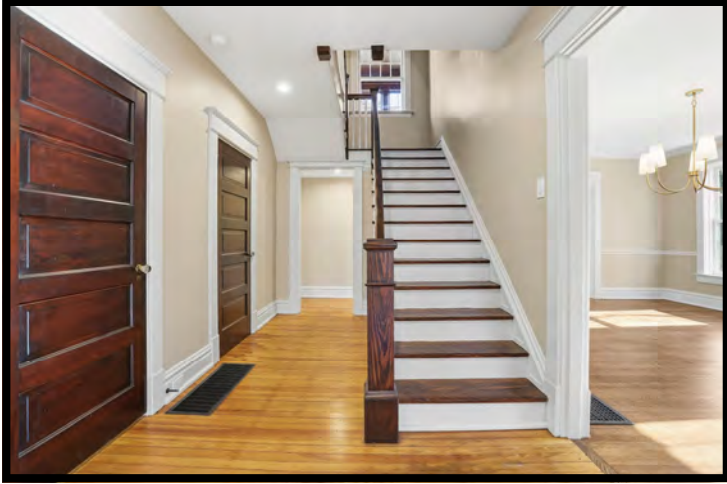
The oversized scale of the brick home ensures plenty of "elbow room" for all with its nearly 4,000 sq. feet, including 5 bedrooms and 3.5 baths. The sizable chef's kitchen includes fine custom cabinetry, Thermador appliances, and an ever-useful adjoining butler's pantry and mudroom. Upstairs, light-filled bedrooms each include appealing views. Spa-like bathrooms offer chic finishes and ample storage. An enclosed former sleeping porch (alongside the primary suite) would make a beautiful sunroom or study.

Marvin windows, all new HVAC systems (2025), two tankless water heaters, and a B-Dry basement system ensure the home's continued preservation. New plumbing, electrical systems, radon system, roof, and insulation combine to add peace of mind for years to come. The neighborhood's historic overlay zone further ensures respectful maintenance of its architectural character.

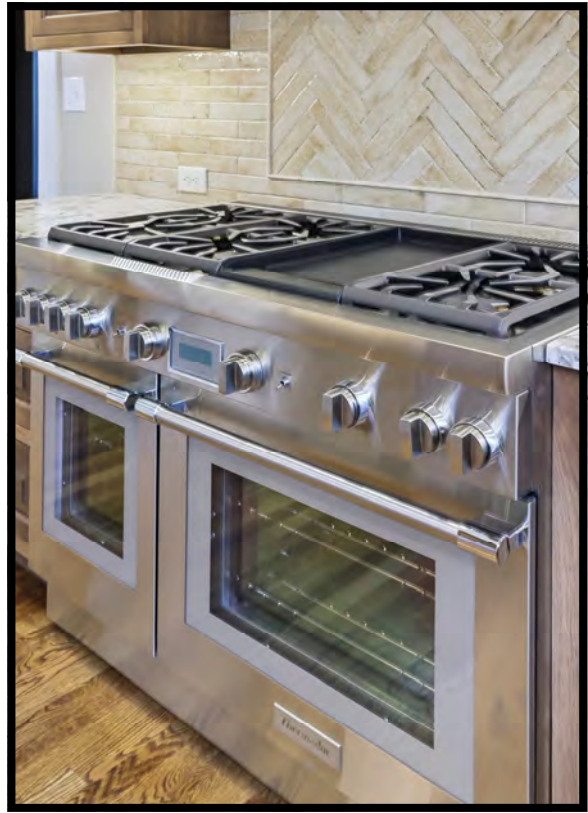
Enjoy one of Lexington's most convenient locations by walking to Cole's, Chevy Chase Inn, Kroger, and the Clay Avenue Shops.

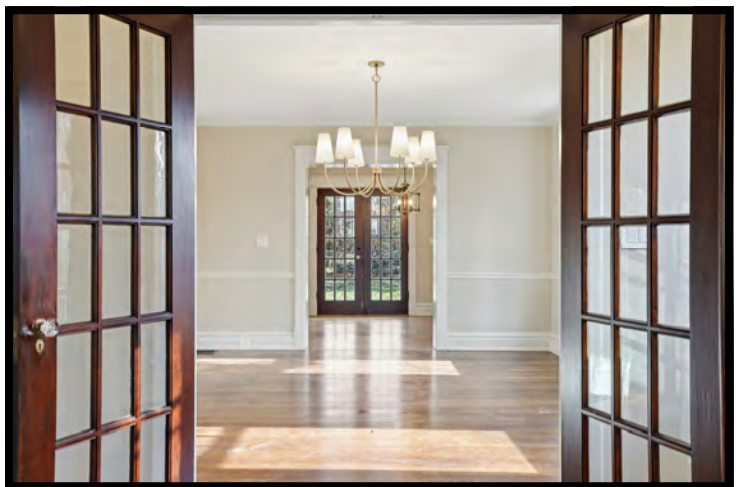
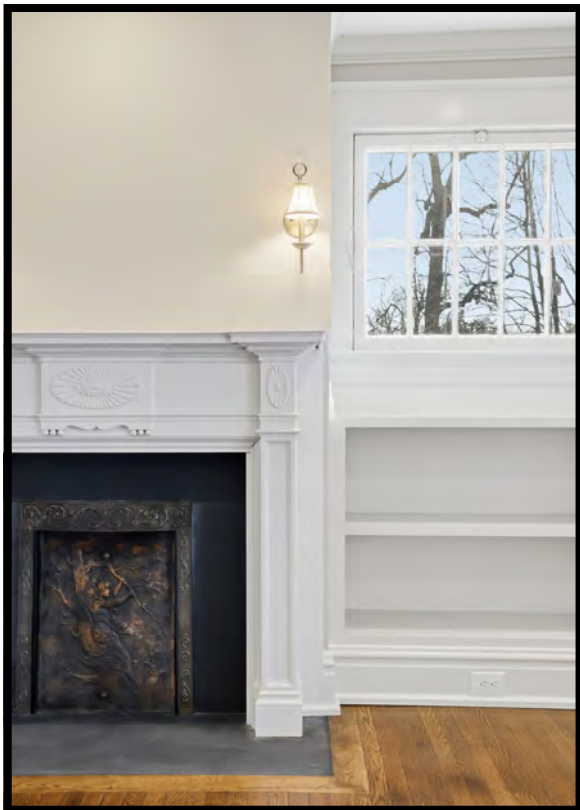
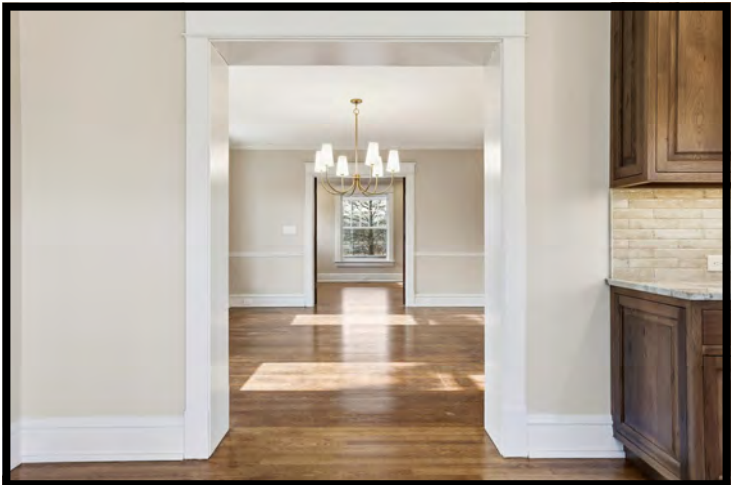
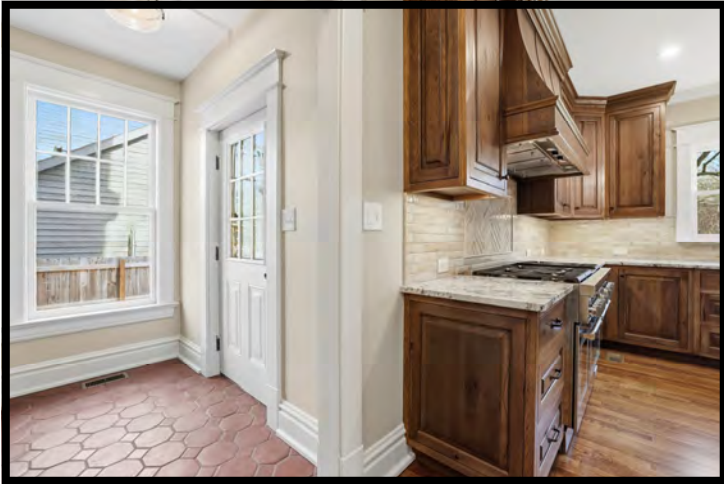


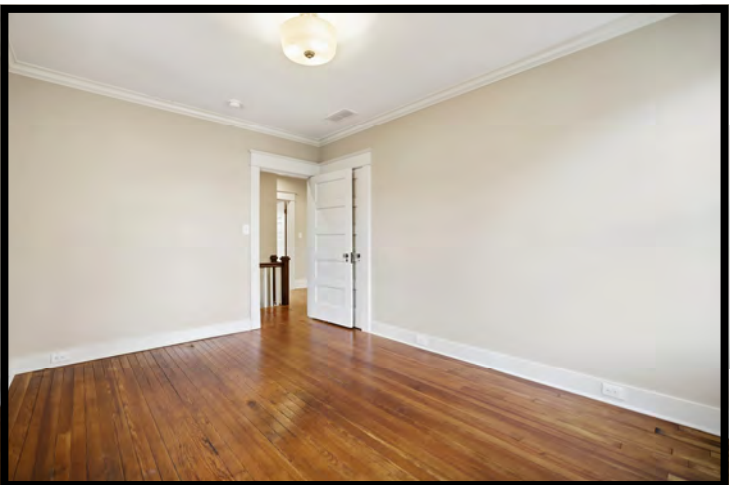
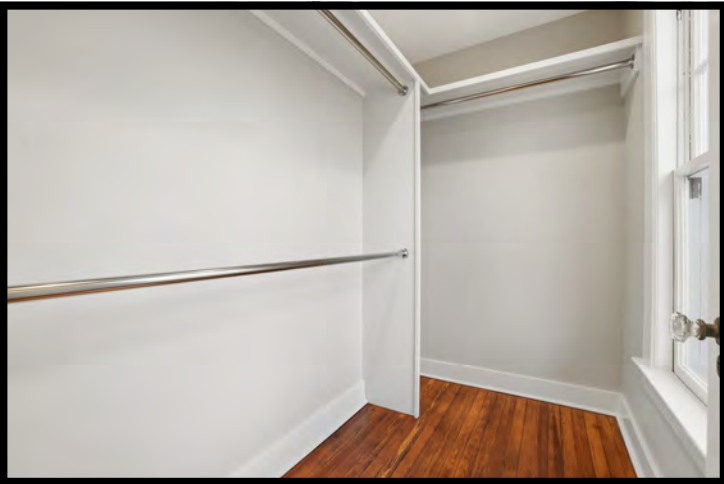


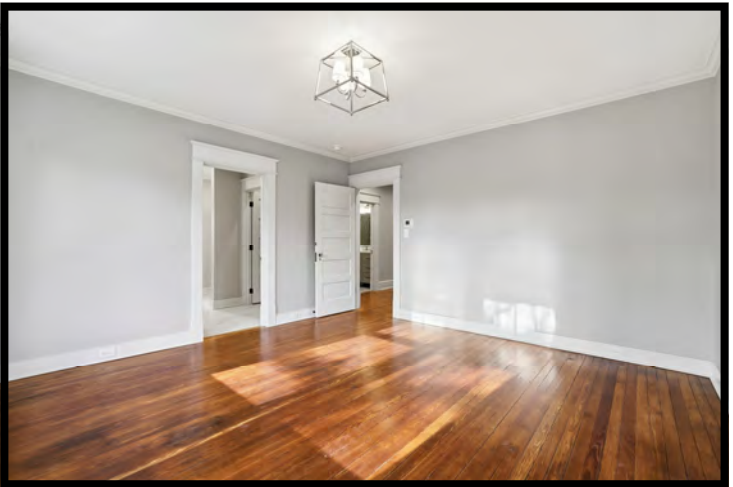
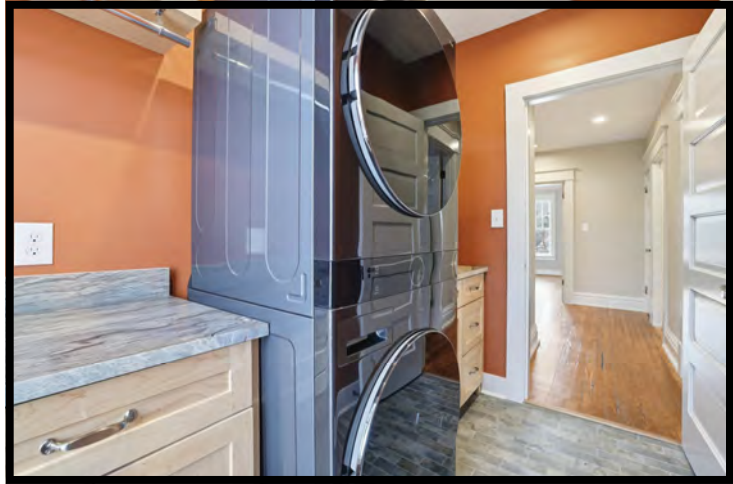


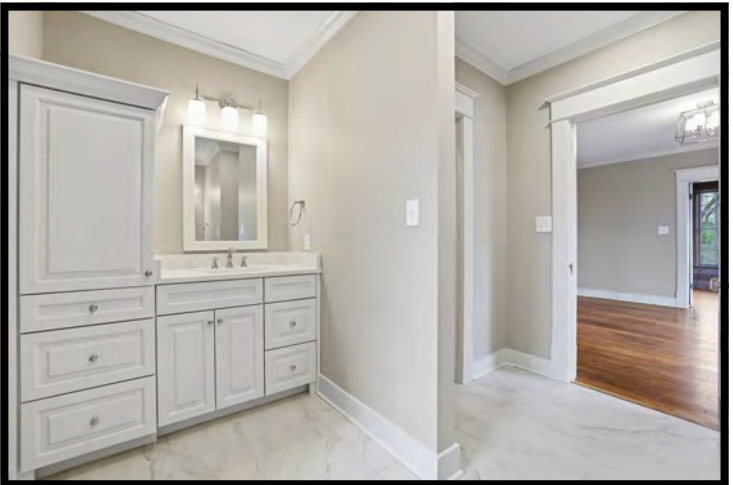


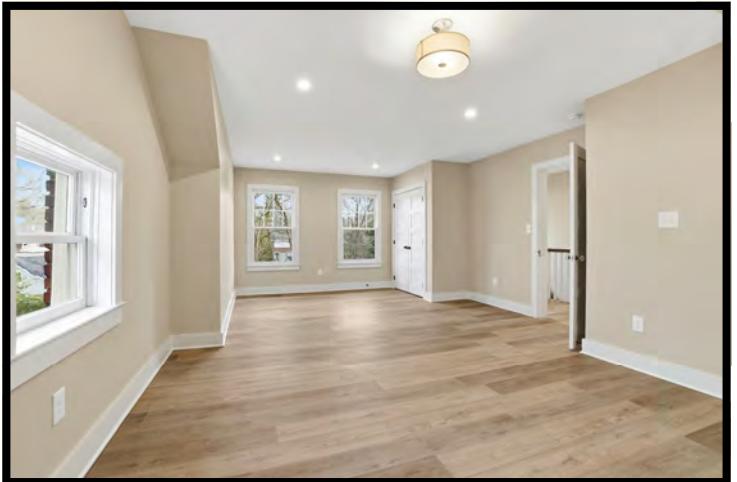
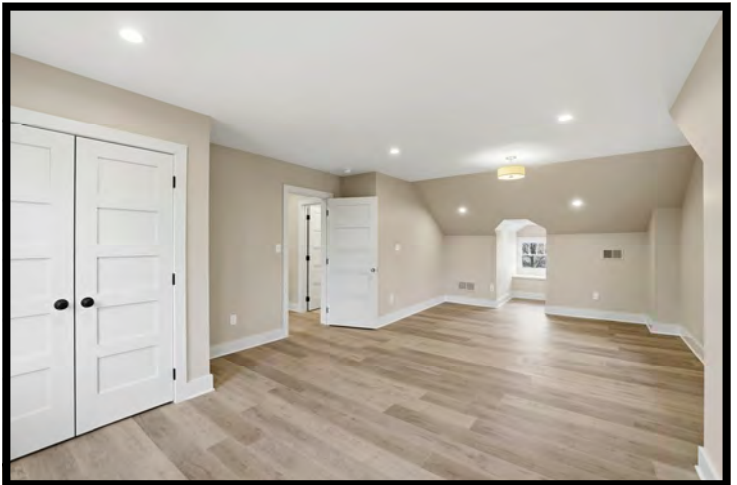
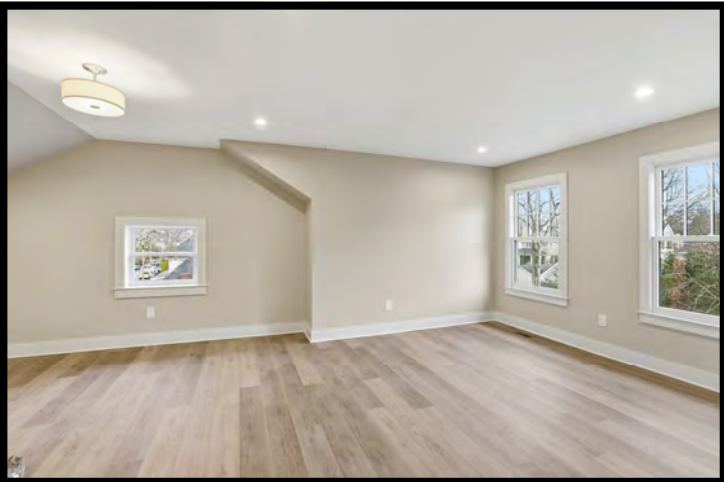
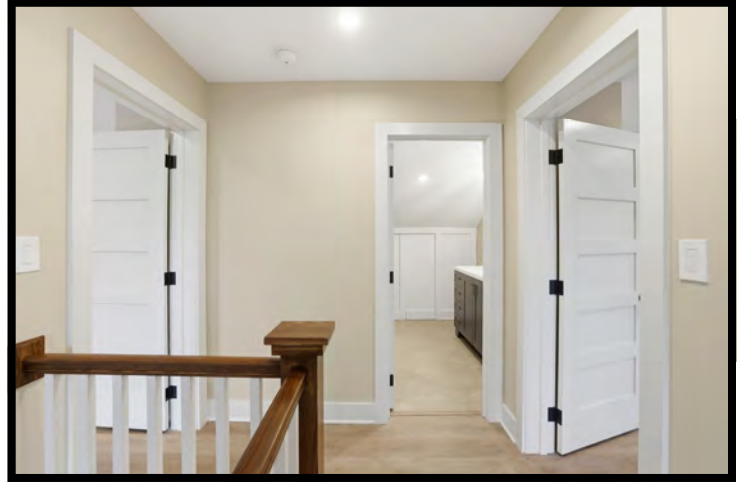


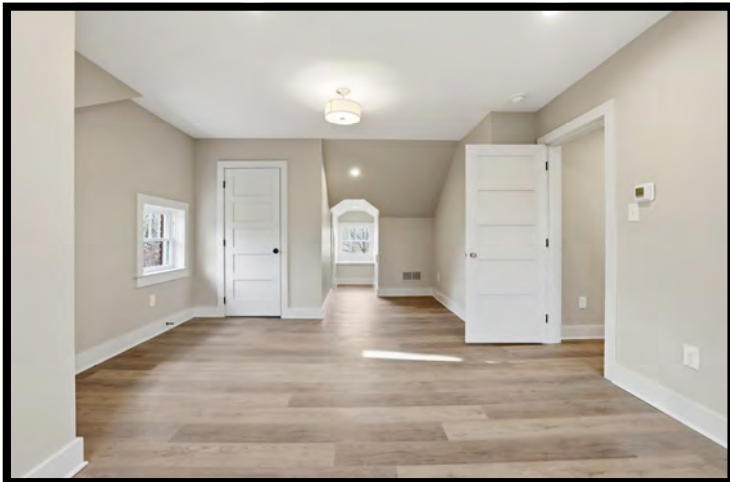
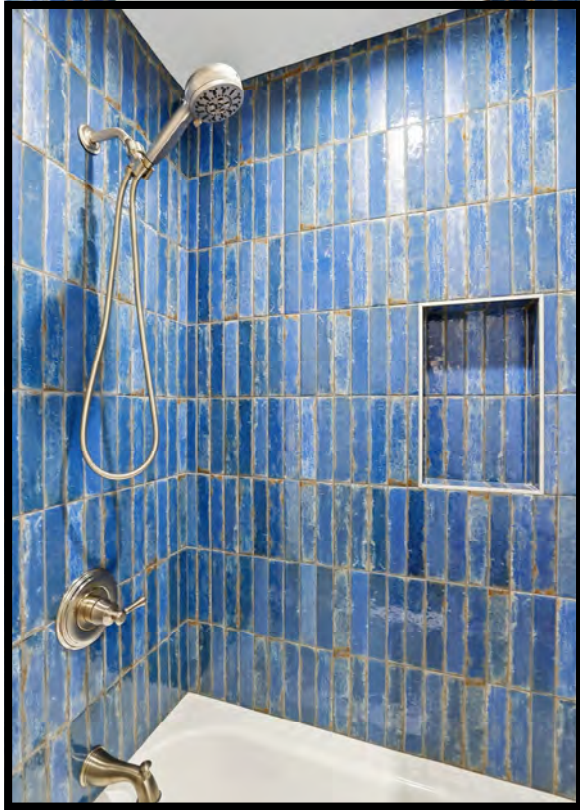


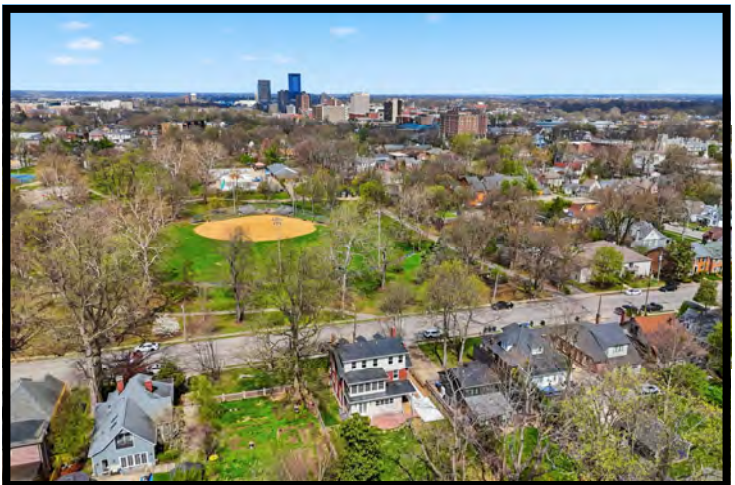


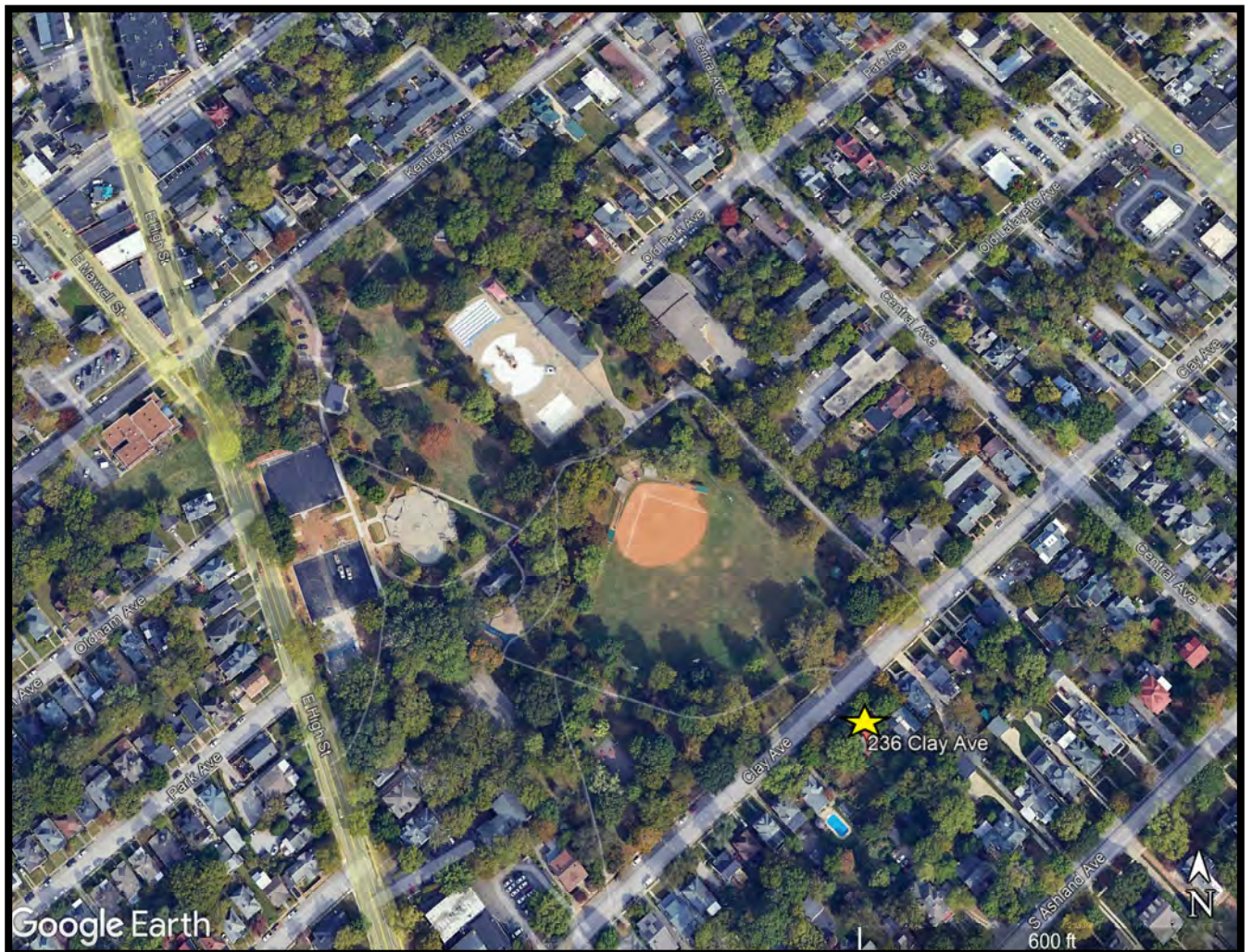
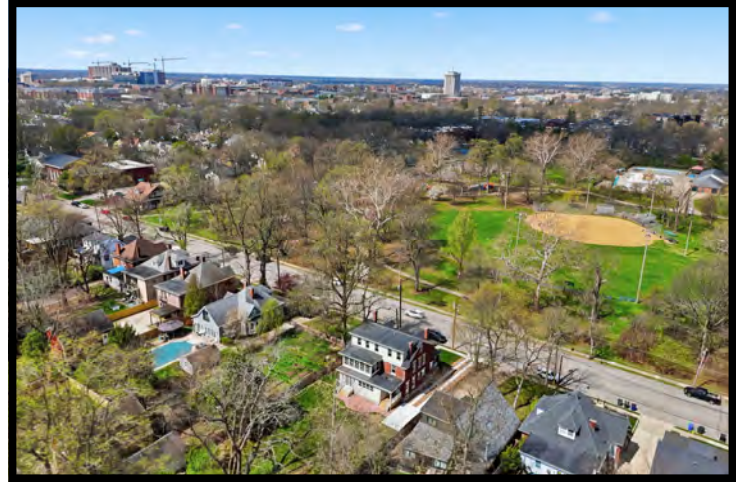
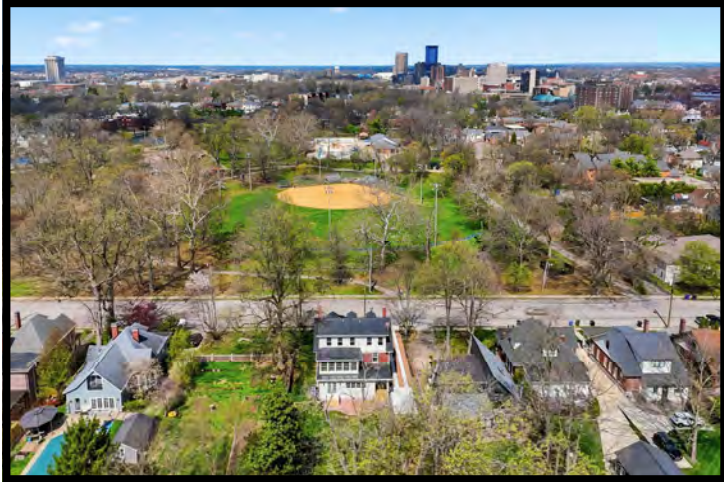








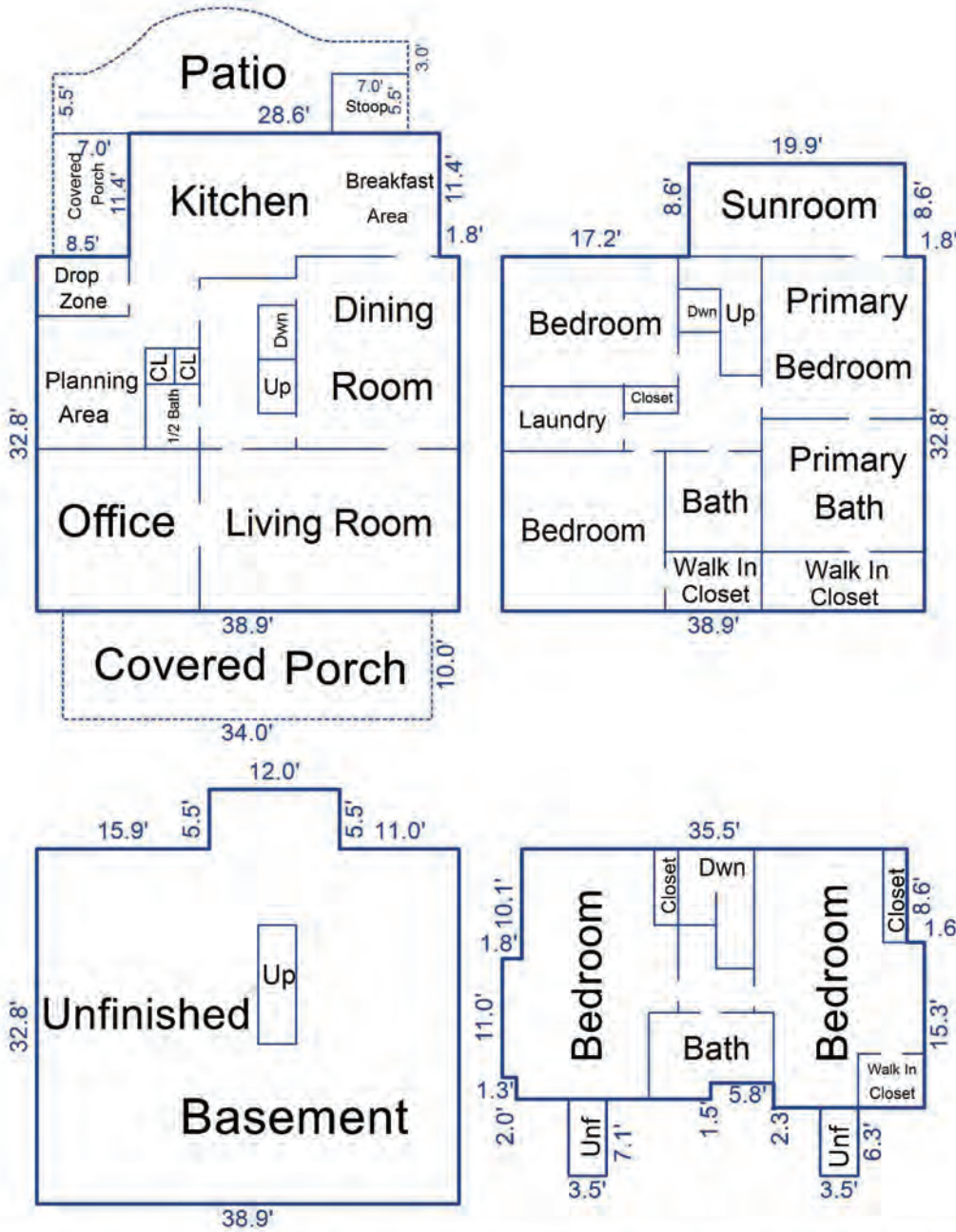




All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification 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.

**SKETCH ADDENDUM**

Intended User	Zach Davis, Realtor		
Property Address	236 Clay Avenue		
City	Lexington	County	Fayette
		State	KY
		Zip Code	40502
Client	Zach Davis 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	1602.0	166.2	1602.0	First Floor	38.9 x	32.8 =		1275.9
GLA2	Second Floor	1.0	1447.1	160.6	1447.1		28.6 x	11.4 =		326.0
GLA3	Third Floor	1.0	866.5	128.6	866.5	Second Floor	19.9 x	8.6 =		171.1
BSMT	Unfinished BSMT	1.0	1341.9	154.4	1341.9		38.9 x	32.8 =		1275.9
OTH	Unfinished above	1.0	24.9	21.2		Third Floor	19.2 x	11.0 =		211.2
	Unfinished above	1.0	22.1	19.6	46.9		17.9 x	2.0 =		35.8
P/P	Porch	1.0	340.0	88.0			17.4 x	10.1 =		175.7
	Porch	1.0	79.8	36.8			21.6 x	18.1 =		391.0
	Porch	1.0	38.5	25.0			13.0 x	1.6 =		20.8
	Patio	1.0	257.7	81.8	716.0		13.9 x	2.3 =		32.0
	<b>Net LIVABLE</b>			(rounded)	3,915	10 total items			(rounded)	3,915

# 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

236 Clay Avenue

City

Lexington

State

KY

Zip

40502

**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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house. unknown				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? <b>Explain:</b> representative of Crawford Properties				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Has this house ever been used for anything other than a residence? <b>Explain:</b> residence has been vacant since purchase of property due to extensive renovations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller Initials Date/Time

Seller Initials Date/Time

Buyer Initials Date/Time


Buyer Initials Date/Time

PROPERTY ADDRESS: 236 Clay Avenue, Lexington, KY 40502

2. HOUSE SYSTEMS		N/A	YES	NO	UN-KNOWN
Whether or not they have been corrected, state whether there have been problems affecting:					
a. Plumbing		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Electrical system		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Sump pump		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Heating system	age of system: 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	age of system: 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater	age of system: 2025	<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 these problems:					
We have completely renovated the entire structure - all new mechanicals were installed - 2 tankless water heaters - 2 new HVAC systems, new plumbing lines, electrical services, electrical wiring, gas lines.					

3. BUILDING STRUCTURE		N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:					
1) The foundation or slab		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? prior to renovations					
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? installed a b-dry system and new sump pump					
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)					
<b>Explain:</b> has not leaked since completion of renovations					
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of any damage to wood due to moisture or rot?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Are you aware of any damage due to wood infestation?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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? we treated for termites during renovations in 2025					
3) Is there a warranty? 1 year					
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:					
Again, extensive renovations made to the home - new roof, new addition, structural support done to sleeping porch, all new mechanicals					

4. ROOF		N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? Age of the roof if known: 2025		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. When was the last time the roof leaked? prior to renovations					
e. Have you ever had any repairs done to the roof?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


  
 Seller Initials  Date/Time 
  
 Seller Initials  Date/Time

Buyer Initials  Date/Time 
  
 Buyer Initials  Date/Time

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
f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, when? 2025				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
<b>Explain:</b> does not leak				
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:				
Again, extensive renovations made to the home - new roof, new addition, structural support done to sleeping porch, all new mechanicals				

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are the boundaries marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Explain:</b> I believe there are pins in the yard - not 100% sure				
d. Do you know the boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Explain:</b> privacy fences on both sides				
e. Are there any encroachments or unrecorded easements relating to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Explain:</b>				

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

8. SEWER SYSTEM	N/A	YES	NO	UN-KNOWN
a. Property is serviced by: city				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Name of Servicer: LFUCG				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

 Seller Initials _____ Date/Time _____	
Seller Initials _____ Date/Time _____	

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

PROPERTY ADDRESS: 236 Clay Avenue, Lexington, KY 40502

Please explain any deficiencies noted in this Section: Again, extensive renovations made to the home - new roof, new addition, structural support done to sleeping porch, all new mechanicals, restoration of wood flooring, new storm windows, etc

**9. CONSTRUCTION / REMODELING** N/A YES NO UN-KNOWN

- a. Have there been any additions, structural modifications, or other alterations made?  N/A  YES  NO  UN-KNOWN
- b. If so, were all necessary permits and government approvals obtained?  N/A  YES  NO  UN-KNOWN

**Explain:** all mechanicals permitted, approval by BOAR - construction permit

**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?  N/A  YES  NO  UN-KNOWN
- 2) If yes, what is the annual or monthly assessment? n/a
- 3) HOA Name: Board of Architectural Review

HOA Primary Contact Name:  
HOA Primary Contact Phone No. and email address:

- b. Is the property a condominium?  N/A  YES  NO  UN-KNOWN
- 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?  N/A  YES  NO  UN-KNOWN

- d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?  N/A  YES  NO  UN-KNOWN

- e. Are there any pet or rental restrictions?  N/A  YES  NO  UN-KNOWN

**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?  N/A  YES  NO  UN-KNOWN

- b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)  N/A  YES  NO  UN-KNOWN

**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?  N/A  YES  NO  UN-KNOWN
- d. Are you aware of the existence of lead-based paint in or on this house?  N/A  YES  NO  UN-KNOWN

**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](http://chfs.ky.gov) and search "radon."

- e. 1) Are you aware of any testing for radon gas?  N/A  YES  NO  UN-KNOWN
- 2) If yes, what were the results? none detected

- f. 1) Is there a radon mitigation system installed?  N/A  YES  NO  UN-KNOWN
- 2) If yes, is it functioning properly?  N/A  YES  NO  UN-KNOWN

**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?  N/A  YES  NO  UN-KNOWN
- 2) If no, has the property been professionally decontaminated from methamphetamine contamination?  N/A  YES  NO  UN-KNOWN

**Explain:**

**12. MISCELLANEOUS** N/A YES NO UN-KNOWN

- a. Are you aware of any existing or threatened legal action affecting this property?  N/A  YES  NO  UN-KNOWN
- b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?  N/A  YES  NO  UN-KNOWN

Seller Initials  Date/Time

Seller Initials Date/Time

Buyer Initials Date/Time

Buyer Initials Date/Time

PROPERTY ADDRESS: 236 Clay Avenue, Lexington, KY 40502

c. 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"/>
d. Are there any transferable warranties?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explain:**

e. Has this house ever been damaged by fire or other disaster?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f. Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Has this house ever had pets living in it?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explain:**

**13. ADDITIONAL INFORMATION**

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"/>
Do you know anything else about the property that that should be disclosed to the Buyer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Again, extensive renovations made to the home - new roof, all new mechanicals, structural restoration to sleeping porch and load abilities on the sides of the house. Addition to rear of home for a new kitchen, patched/repaired/replaced plaster with drywall, installation of new full dormer on rear 3rd story to increase finished square footage, 2 tankless water heaters, bdry system in basement, new appliances, etc - we have 2 different garage plans done and approved by BOAR if new owner wants us to build a garage.

**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
<i>Kimberly Crawford-Adams</i>			

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

	
Seller Initials	Date/Time
Seller Initials	Date/Time

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: 02/11/2026 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 236 Clay Avenue, Lexington, KY 40502

**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)**



(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):

We have taken all necessary steps to either remove or cover over any lead paint that may have been there.

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



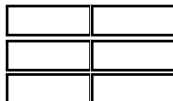
(b) Records and Reports available to the seller (check one below):

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):

We do not have any documentation of lead paint existing but due to the age of the house there potentially could be lead paint somewhere

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

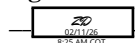
(d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*

(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)**



(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	<i>Kimberly Crawford-Adams</i> dotloop verified 02/12/26 3:21 PM EST DH69-OYAM-K7IH-IMRZ	Buyer	
Seller		Buyer	
Agent	<i>Zach Davis</i> dotloop verified 02/11/26 8:25 AM COT TDDZ-YSKU-6DEY-DZEP	Agent	