

LEXINGTON BOARD OF REALTORS®
2250 Regency Road 276-3503

Form to be used only by members of the Lexington-Blair County Association of REALTORS®

SELLER'S REAL PROPERTY HISTORY-FARM PROPERTY

Property Address Glennlake Estates Date 7/8/05

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
1. MAIN RESIDENCE - HOUSE SYSTEMS			
Are you aware of any problems affecting			
(a) Electrical wiring	N/A		
(b) Air Conditioning	N/A		
(c) Plumbing/Septic	N/A		
(d) Heating	N/A		
(e) Pools/Hot tubs/Spas	N/A		
(f) Appliances	N/A		
(g) Doors and windows	N/A		
2. MAIN RESIDENCE - FOUNDATION			
(a) Are you aware of any problems concerning the basement.	N/A		
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability	N/A		
(c) Are you aware of any defects or problems relating to the foundation	N/A		
3. MAIN RESIDENCE - ROOF			
(a) Has the roof ever leaked	N/A		
(b) Has the roof ever been repaired	N/A		
(c) Do you know of any problems with the roof	N/A		
4. MAIN RESIDENCE - AGE/LEAD-BASED PAINT			
(a) Was residence built before 1978	N/A		
<i>(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgment of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family from Lead in Your Home.")</i>			
5. DRAINAGE			
(a) Is this property located in a flood plain zone		✓	
(b) Has the property ever had drainage, flooding or grading problems			✓
6. BOUNDARIES			
(a) Have you ever had a survey of your property	✓		
(b) Do you know the boundaries of your property	✓		
(c) Are the boundaries of your property marked in any way	✓		
(d) Are you aware of any encroachments or unrecorded easements relating to this property		✓	
(e) Is there any common fencing. If yes, explain any agreement and common maintenance			✓
7. HOMEOWNERS' ASSOCIATION			
(a) Is the property subject to rules or regulations of any homeowner's association	✓		
<i>If yes, please supply copy of rules and regulations</i>			
8. WATER			
(a) Are all the improvements connected to a public water system	✓		
(b) IF NOT, please state your water sources and explain			
(c) Has your water system ever gone dry. If yes, explain			
(d) Are you aware of any problems with your water lines and/or waterers			
(e) Is your water supply shared with anyone else			
<i>City water to property</i>			
9. AUXILIARY HOUSES			
(a) Are you aware of any problems affecting any of the mechanical systems, structure, or roof on any of the auxiliary houses	N/A		
(b) Were any auxiliary houses built before 1978	N/A		
<i>(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgment of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family from Lead in Your Home.")</i>			

		Yes	No	Unknown
10.	BARNS/OUTBUILDINGS			
(a)	Are you aware of any problems affecting any of the mechanical systems, structure, or roof on any of the barns or outbuilding		<input checked="" type="checkbox"/>	
11.	UTILITIES			
(a)	Are you aware of the location of the following underground utilities	<input checked="" type="checkbox"/>		
	1) Water lines	<input checked="" type="checkbox"/>		
	2) Electric lines	<input checked="" type="checkbox"/>		
	3) Natural Gas/Propane			<input checked="" type="checkbox"/>
	4) Telephone lines	<input checked="" type="checkbox"/>		
	5) Septic/Field lines			<input checked="" type="checkbox"/>
(b)	If you answered yes to any of the above, can you furnish a diagram of it			
12.	MISCELLANEOUS			
(a)	To your knowledge, does the property have any formaldehyde or asbestos materials used in construction		<input checked="" type="checkbox"/>	
(b)	Do you know of any violations of local, state or federal government laws or regulations relating to this property		<input checked="" type="checkbox"/>	
(c)	Have you ever had a Radon test		<input checked="" type="checkbox"/>	
(d)	Are you aware of any existing or threatening legal action affecting this property		<input checked="" type="checkbox"/>	
(e)	Are there any assessments other than property assessments that apply to this property		<input checked="" type="checkbox"/>	
(f)	Are you aware of any present or past wood infestation, i.e. termites, borers, carpenter ants, fungi, etc.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
(g)	Are you aware of any damage due to wood infestation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
(h)	Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
(i)	Are you aware of any underground storage tanks		<input checked="" type="checkbox"/>	
(j)	Are you aware of any past or present chemical contamination's to the soil and/or water on this property		<input checked="" type="checkbox"/>	
(k)	Are you aware of any dumps on the property, present or past		<input checked="" type="checkbox"/>	
(l)	Are any sink holes being used as a dump		<input checked="" type="checkbox"/>	
(m)	To your knowledge, has the property been used for anything besides agricultural purposes		<input checked="" type="checkbox"/>	
(n)	Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)		<input checked="" type="checkbox"/>	
(o)	Have you ever had a soil analysis done. If yes, by whom and when		<input checked="" type="checkbox"/>	
(p)	Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property		<input checked="" type="checkbox"/>	

13. If the answer was yes to any of the above questions, please explain.

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

SELLER Glenn Bulsby Attorney-in-Fact

SELLER _____

DATE 7/5/05

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

BROKER/AGENT _____

DATE _____

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

PURCHASER _____

PURCHASER _____

DATE _____