

# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_

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

	Yes	No	Unknown
<b>1. MAIN RESIDENCE – HOUSE SYSTEMS</b>			
Are you aware of any problems affecting:			
(a) Electrical wiring .....	___	___	___
(b) Air Conditioning .....	___	___	___
(c) Plumbing/Septic .....	___	___	___
(d) Heating .....	___	___	___
(e) Pool/Hot tubs/Sauna.....	___	___	___
(f) Appliances .....	___	___	___
(g) Doors and windows .....	___	___	___
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement?.....	___	___	___
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?.....	___	___	___
(c) Are you aware of any defects or problems relating to the foundation? .....	___	___	___
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked?.....	___	___	___
(b) Has the roof ever been repaired?.....	___	___	___
(c) Do you know of any problems with the roof.....	___	___	___
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(a) Was residence built before 1978? .....	___	___	___
(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone?.....	___	___	___
(b) Has the property ever had a drainage, flooding or grading problem?.....	___	___	___
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property?.....	___	___	___
(b) Do you know the boundaries of your property?.....	___	___	___
(c) Are the boundaries of your property marked in any way? .....	___	___	___
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	___	___	___
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	___	___	___
(f) Any improvements shared in common with adjoining or adjacent properties?....	___	___	___
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	___	___	___
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	___	___	___
(b) IF NOT, please state your water sources and explain.	___	___	___
(c) Has your water system ever gone dry? If yes, explain.....	___	___	___
(d) Are you aware of any problems with your water lines and/or waterers?.....	___	___	___
(e) Is your water supply shared with anyone else? .....	___	___	___
<b>9. AUXILIARY HOUSES</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?.....	___	___	___
(b) Were any auxiliary houses built before 1978?.....	___	___	___
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
<b>10. BARN/OUTBUILDINGS</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?.....	___	___	___

