

3533 GLOUCESTER DRIVE

Lexington, Fayette County, Kentucky



One of a kind Westmorland ranch designed by award winning architect, Baron Gibson. This house was totally renewed by quality local construction company, Phase Four. This exquisite residence sits on over 1 full acre in a tree filled neighborhood near Keeneland Racetrack.

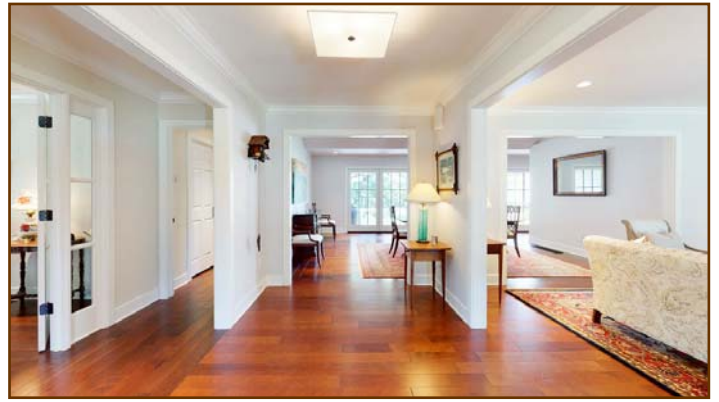
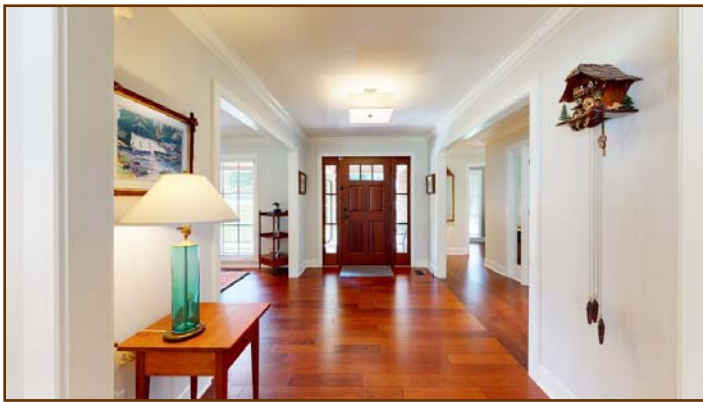
Offered Exclusively By



www.kyhorsefarms.com

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657

This house was totally renewed by quality local construction company, Phase Four. The house comfort and its entertaining venue was priority during its makeover. Quality materials throughout can be recognized upon entry, such as top-notch Marvin windows and doors, Thermador appliances in large designer kitchen, hardwood floors, spray insulated foam in walls and attic and a Generac natural gas whole house generator for emergency power. A handsome brick porch, patio, walkway and breezeway accommodate family and guests.

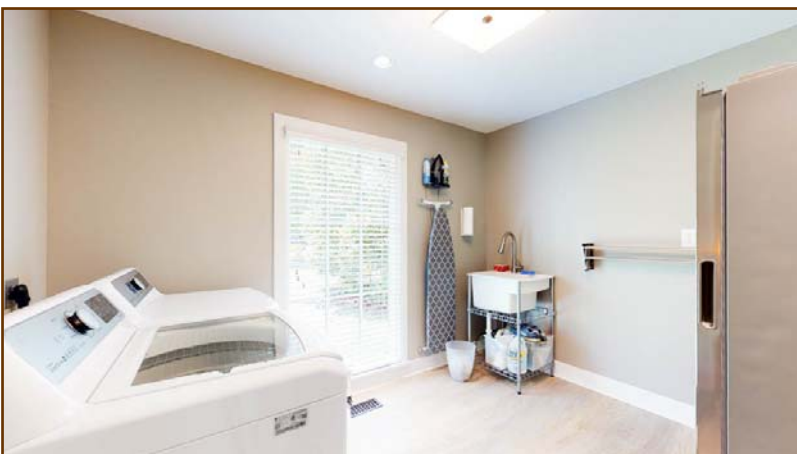


A wonderful primary bedroom with fireplace and immense natural light anchors the west end of this beautiful one-of-a-kind home. A large lower level with bedroom, den, masonry fireplace and full bath, round out the finished basement.









LOWER LEVEL





Information contained herein is believed to be accurate but is not warranted

Price: \$959,000.



Cathy Davis, Agent
(859) 806-9444

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KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
Mayo-Underwood Building
500 Mero Street 2NE09
Frankfort, Kentucky 40601
(502) 564-7760

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;
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

3533 Gloucester Dr

City

Lexington

State

KY

Zip

40510

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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. List the date (month / year) you purchased the house. <u>MAY 2017</u> | | | | |
| c. Do you own the property as (an) individual(s) or as representative(s) of a company? <u>NO</u> | | | | |
| Explain: | | | | |
| d. To the best of your knowledge, has the house been used as a rental? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. To the best of your knowledge, 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. To the best of your knowledge, 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: | | | | |

PD
Seller Initials

Date/Time

Buyer Initials

Date/Time

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 | | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. Sprinkler system | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Heating system | age of system: <u>3 Years</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k. Cooling/air conditioning system | age of system: <u>3 Years</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| l. Water heater | age of system: <u>3 Years</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Please explain any deficiencies noted in this Section:

3. BUILDING STRUCTURE

| Whether or not they have been corrected, state whether there have been problems affecting: | | 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 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. 1) To the best of your knowledge, has the basement ever leaked? | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) When was the last time the basement leaked? | | | | | |
| 3) Have you ever had any repairs done to the basement? | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4) If you have had basement leaks repaired, when was the repair done? | | | | | |
| 5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) | | | | | |
| Explain: | | | | | |
| h. 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"/> |
| i. 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"/> |
| j. Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)? | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k. 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If yes, by whom? | | | | | |
| 3) Is there a warranty? | | | | | |

Please explain any deficiencies noted in this Section:

4. ROOF

| | | N/A | YES | NO | UN- KNOWN |
|--|----------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. How old is the roof covering? (write the age of the roof if known) | <u>3 Years</u> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property? | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. When was the last time the roof leaked? | <u>NEVER</u> | | | | |
| e. Have you ever had any repairs done to the roof? | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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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: _____

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: _____

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 ☐ ☐ ☒ ☐

3) Erosion ☐ ☐ ☒ ☐

4) Outbuildings or unattached structures ☐ ☐ ☒ ☐

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? ☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section: _____

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: _____

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

b. Are you aware of below normal water supply or water pressure? ☐ ☐ ☒ ☐

c. Has your water ever been tested? If so, attach the results or explain. ☐ ☐ ☒ ☐
 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): 2021 Date last cleaned (septic): NEW

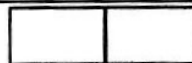
c. Are you aware of any problems with the sewer system? ☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section: _____



Seller Initials

Date/Time



Buyer Initials

Date/Time

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9. CONSTRUCTION / REMODELING

| | N/A | YES | NO | UN- KNOWN |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 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:

10. HOMEOWNER'S ASSOCIATION (HOA)

| | N/A | YES | NO | UN- KNOWN |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. 1) Is the property subject to rules or regulations of a HOA? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2) If yes, what is the yearly assessment? | | | | |
| 3) HOA Name: | | | | |

HOA Primary Contact Name:

HOA Primary Contact Phone No.:

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 that may result in an increase in 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 type="checkbox"/> | <input checked="" 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 | UN- KNOWN |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If no, has the property been professionally decontaminated from methamphetamine contamination? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Explain:

12. MISCELLANEOUS

| | N/A | YES | NO | UN- KNOWN |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |
| 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 warranties to be passed on? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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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?

☐ ☐ ☒ ☐

g. Has this house ever had pets living in it?

☐ ☐ ☒ ☐

Explain:

h. Is this house in a historic district or listed on any registry of historic places?

☐ ☐ ☒ ☐

13. ADDITIONAL INFORMATION

N/A YES NO UNKNOWN

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.

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 |
| X <u>Frederick D. Gammert</u> | <u>7/9/22</u> | X <u>Heather Masterson</u> | <u>7/9/22</u> |

☐ 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 |
| X _____ | _____ | X _____ | _____ |

☐ 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 |
| X _____ | _____ | X _____ | _____ |

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

| | | |
|---------------------------|--------------------------|-------|
| Broker / Agent Print Name | Broker / Agent Signature | Date |
| _____ | X _____ | _____ |

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

| | | | |
|-----------------|-------|-----------------|-------|
| Buyer Signature | Date | Buyer Signature | Date |
| X _____ | _____ | X _____ | _____ |

FM Har

Seller Initials

Date/Time

Buyer Initials

Date/Time