



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

Updated Home in the
Heart of 40215

Fenced-In Backyard

VISUAL TOUR
ONLINE

811BeecherStreet.com

8 1 1 B E E C H E R S T R E E T ,
L O U I S V I L L E

For More Info, Text "DOOR" to 855.941.4327



ABOUT THE PROPERTY

Location, Location, Location!! This hidden gem is just minutes from the University of Louisville, Louisville International Airport, Churchill Downs, Audubon Hospital, Bellarmine University, Iroquois Park, and Louisville Zoo...to name a few locations. Whether you're a new home buyer or a first-time/seasoned investor looking to add to their portfolio, this Updated 3 Bed 1 Bath offers a classic taste of Louisville in the heart of 40215 and will surely make heads turn. With updates throughout including a new roof (2022), new water heater (2022), new HVAC and furnace (2021), new incoming water lines (2020), new floors and counter tops in Kitchen (2022), neutral paint, flat fenced yard, this is a MUST SEE! Contact the list agent today for more information or to schedule a private viewing.



PROPERTY DETAIL



3 BEDS



1 BATH



1,025
FINISHED SQ
FT



UNFINISHED
BASEMENT



502.554.9749
Kentucky.ChooseThePriceGroup.com

9911 Shelbyville Road
Ste #100
Louisville, KY 40223

811 Beecher Street, *Special Features*

**3 Bedrooms | 1 Baths | 1,025 Total Finished Square Feet | Unfinished Basement |
Updated Home in the Heart of 40215
Fenced In Backyard**

Property Features

- New roof (2022)
- New hot water heater (2022)
- HVAC system and furnace were replaced in 2021
- New incoming water lines (2020)
- New floors and countertops in kitchen (2022)

Living Room

- Carpeted flooring and a neutral color pallet welcome you into the home
- Living room offers ample space for all your furniture
- Natural light flows in from the storm door and the large windows
- Living room provides seamless transitions to the other areas of the home

Kitchen

- Kitchen hosts lovely new wood laminate flooring
- Kitchen offers an abundance of white cabinetry and beautiful new countertops
- Appliances convey for move-in ready convenience
- A window above the sink brightens up the room
- Access to the basement is available off the kitchen

First and Second Bedroom & Full Bath

- Both bedrooms feature neutral colors and carpeted flooring
- Windows offer plenty of natural light to both rooms
- Closets offer space for personal belongings
- Both bedrooms have easy access to the full bathroom - which features vinyl flooring, a single vanity with storage, and a shower/tub combo

Second Level: Third Bedroom

- This spacious loft-style bedroom will easily accommodate all your furniture
- Ample closet space is available
- Built-in shelving offers a spot for additional storage or displaying decorative knick-knacks
- Windows invite in refreshing natural light

Unfinished Basement

- This is the ideal space for additional storage or a multi-purpose room
- Laundry hook-ups and the hot water heater are located in the unfinished basement

Outdoor Living

- The large covered front porch is the perfect place to enjoy a morning cup of coffee
- A sidewalk leads from the front of the home to the backyard
- A mature tree provides lots of shade on warm days
- The backyard is fenced-in, which allows for privacy and is great for pet owners
- Just minutes from the University of Louisville, Louisville International Airport, Churchill Downs, Audubon Hospital, Bellarmine University, Iroquois Park, and Louisville Zoo

Residential - Single Family Residence

For Current Price
Call 502.554.9749



List Number: 1620310

Address: 811 Beecher St, Louisville, KY 40215

Area: 01-Dtwn Old Louisville/Shively/West Lou

Sub Area: A

Total Living Area: 1,025

Basement: Unfinished

Total # Bedrooms: 3

Disclosure: Yes

Style: Traditional

Basement: Yes

Status: Active

School District: Jefferson

Above Grade

Finished: 775

Total Baths: 1

Sqft - Total Unfin: 775

Nonconform SqFt

Fin: 250

Nonconform SqFt UF: 0

County: Jefferson

Subdivision/Condo: LENOX

Baths - Full: 1

Baths - 1/2: 0

Age: 75

Year Built: 1947

Stories: 2



Directions: Take exit 10 off of the Watterson Expressway and proceed North on 3rd street. Take a left on to W Lansing. Take a left on to S 5th street. Then take a right on Beecher street.

Location, Location, Location!! This hidden gem is Just minutes from the University of Louisville, Louisville International Airport, Churchill Downs, Audubon Hospital, Bellarmine University, Iroquois Park, and Louisville Zoo...to name a few locations. Whether you're a new home buyer or a first-time/seasoned investor looking to add to their portfolio, this Updated 3 Bed 1 Bath offers a classic taste of Louisville in the heart of 40215 and will surely make heads turn. With updates throughout including a new roof (2022), new water heater (2022), new HVAC and furnace (2021), new incoming water lines (2020), new floors and counter tops in Kitchen (2022), neutral paint, flat fenced yard, this is a MUST SEE! Contact the list agent today for more information or to schedule a private viewing.

Room Name **Level** **Width** **Length** **Remarks**

Living Room	First	11.5	15	New Roof - 2022!
Bedroom	First	11	11.25	Spacious bedroom and closets
Full Bathroom	First	7	5	Updated 2022!
Bedroom	First	10.25	11	New Water Heater installed 2022!
Kitchen	First	7	15	Check out the New Floors and New Countertops
Bedroom	Second	10	25.5	Brand New HVAC System - 2021

	(Fin)	(UF)
AG	775	0
BG	0	775
NC	250	0
Total	1,025	775
SgFtSrc:	List Agent	

Basement: Unfinished
Construction: Frame - Wood; Vinyl
Cooling: Central Air
Exterior: Patio; Porch
Fencing: Chain Link
Heating: Forced Air; Natural Gas
Lot Description: Cleared; Level; Sidewalk
Garage/Parking: None
Garage: No
Roof: Shingle
Utilities: Electricity Connected; Fuel:Natural; Public Sewer; Public Water
M Struct Flood Plain: No

Total # of Rooms: 5
First Floor PBR: Yes
First Floor Laundry: No
Laundry Level: Basement
Closets Level 1: 3 Level 2: 1
Fireplaces

Lot SF Source: PVA

Acres: 0.1

Sold As-Is: No

HOA Y/N: No \$0

Condo Features:

Farm Features:

City Tax: of record **County Tax:** of record **Deed Bk:** 7698 **Pg #:** 0996 **Block:** 052H **Lot:** 0115 **Sub-Lot:** 0000

Welcome Home!



Welcome Home!

Front of Home



New roof (2022), New hot water heater (2022), HVAC system and furnace were replaced in 2021, and New incoming water lines (2020)

Front of Home



A sidewalk leads from the front of the home to the backyard

Covered Front Porch



The large covered front porch is the perfect place to enjoy a morning cup of coffee

Living Room



Carpeted flooring and a neutral color pallet welcome you into the home

Living Room



Living room offers ample space for all your furniture

Living Room

Natural light flows in from the storm door and the large windows

Kitchen

Kitchen hosts lovely new wood laminate flooring

Kitchen

Kitchen offers an abundance of white cabinetry and beautiful new countertops

Kitchen

Appliances convey for move-in ready convenience

First Bedroom

Both bedrooms feature neutral colors and carpeted flooring

First Bedroom

Closets offer space for personal belongings

Full Bath

Both bedrooms have easy access to the full bathroom - which features vinyl flooring, a single vanity with storage, and a shower/tub combo

Second Bedroom

Windows offer plenty of natural light to both rooms

Second Bedroom

Both bedrooms feature neutral colors and carpeted flooring

Stairway

Carpeted stairs to upper level

Third Bedroom

Ample closet space is available

Third Bedroom

Built-in shelving offers a spot for additional storage or displaying decorative knick-knacks

Third Bedroom

Windows invite in refreshing natural light

Third Bedroom

This spacious loft-style bedroom will easily accommodate all your furniture

Stairway to Lower Level

Stairway to lower level available off the kitchen

Unfinished Basement

This is the ideal space for additional storage

Unfinished Basement

Could be used as a multi-purpose room

Unfinished Basement

Laundry hook-ups and the hot water heater are located in the unfinished basement

Backyard

Generously sized lot

Backyard

A mature tree provides lots of shade on warm days

Back of Home

The backyard is fenced-in, which allows for privacy and is great for pet owners

Backyard

Just minutes from the University of Louisville, Louisville International Airport, Churchill Downs, Audubon Hospital, Bellarmine University, Iroquois Park, and Louisville Zoo

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

811 Beecher Street

City

Louisville

State

KY

Zip

40215

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. List the date (month / year) you purchased the house.				2001
c. Do you own the property as (an) individual(s) or as representative(s) of a company?				individual
Explain:				
d. To the best of your knowledge, has the house been used as a rental?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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:				

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Louisville

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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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g.	Chimneys, fireplaces, inserts			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	Pool, hot tub, sauna			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:	2022	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k.	Cooling/air conditioning system	age of system:	2022	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l.	Water heater	age of system:	2022	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

Replaced all in house water lines in 2020.

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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4) If you have had basement leaks repaired, when was the repair done?		2001				
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2) If yes, by whom?						
	3) Is there a warranty?						

Please explain any deficiencies noted in this Section:

Repaired crack in basement wall in 2001

Treated for termites per request of potential previous buyer

4. ROOF

				N/A	YES	NO	UN- KNOWN
a.	How old is the roof covering? (write the age of the roof if known)	5 months		<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?						
e.	Have you ever had any repairs done to the roof?	replaced		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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?	2022			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

Roof had wind & hail damage. Replaced in 2022

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:

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you in possession of a copy of any survey of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are the boundaries marked in any way?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:	by fence			
d. Do you know the boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:				

7. WATER	N/A	YES	NO	UN- KNOWN
a. Source of water supply:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Category VII: No Treatment/Unknown	<input checked="" 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"/>

Please explain any deficiencies noted in this Section:

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		N/A	YES	NO	UN- KNOWN
9. CONSTRUCTION / REMODELING					
a.	Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)					
a.	1) Is the property subject to rules or regulations of a HOA?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Are there any pet or rental restrictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:					
11. HAZARDOUS CONDITIONS					
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2) If yes, what were the results?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:					
12. MISCELLANEOUS					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Explain: HVAC

roof

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 UN-
KNOW/

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

☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, Mike Atchley (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

Mike Atchley

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



GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.

ATTACHMENT TO RESIDENTIAL SALES CONTRACT

_____(Seller) and _____

(Buyer)

for Property at 811 Beecher StreetLouisvilleKY 40215**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.

Sellers Disclosure (initial)

_____(a) Presence of lead-based paint and/or lead-based paint hazards (check one below)
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing: (explain):

_____(b) Records and Reports available to the seller (check one below):
☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

☐ 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 paint and/or lead-based paint in the housing.

Buyer'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):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

☐ 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. 4852 d and is aware of his/her responsibility to ensure compliance.

Broker Agent has advised Seller of Seller's obligation under the law to complete this form and Seller has refused to do so.

Seller _____ Date / / Buyer _____ Date / /

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 _____ Date / / | 3:12 PM PDT Buyer _____ Date / /

Seller _____ Date / / | 3:09 PM PDT Buyer _____ Date / /

Agent _____ Date / / Agent _____ Date / /