



**THE PRICE GROUP**

SELL • BUY • BUILD • INVEST • CAREER

**Move-In-Ready Bungalow  
Near UofL &  
Churchill Downs**

**Fully Fenced Backyard**

**Fantastic Investor or  
First-Time Buyer  
Opportunity**

**VISUAL TOUR  
ONLINE**

**600CreelAvenue.com**

**600 CREEL AVENUE  
LOUISVILLE**

**For More Details, Text "HOME" to 855.941.4327**



### **ABOUT THE PROPERTY**

Are you looking for a charming, move-in ready, 3 bed and 2 full bath bungalow near the U of L campus or Churchill Downs? This is the one! The main level features a bright living area with beautiful hardwood floors, neutral paint, and classic arched transitions that add character throughout. Two beds and a full bath are conveniently located on the first floor, while the spacious upstairs bedroom provides a private retreat. The kitchen offers ample cabinet space, modern countertops, and a functional layout with room for dining. The unfinished basement includes a full bath and provides excellent potential for additional living space, storage, or future finishing. Situated in a convenient location near shopping, dining, and major roadways, this home offers easy access to everyday amenities and commuting routes. The charming stone exterior, covered front entry, and manageable yard add to its curb appeal. Don't miss the opportunity contact the list agent today for more info or to schedule a private tour!



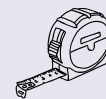
### **PROPERTY DETAIL**



3 BEDS



2 BATHS



1,200  
FINISHED SQ FT



FENCED  
BACKYARD



**502.554.9749**  
ChooseThePriceGroup.com

240 Whittington Pkwy  
Louisville, KY 40222

# 600 Creel Avenue *Special Features*

**3 Bedrooms | 2 Full Baths | 1,200 Finished Square Feet**  
**Move-In-Ready Bungalow Near UofL & Churchill Downs**  
**Fully Fenced Backyard**  
**Fantastic Investor or First-Time Buyer Opportunity**

## Entry & Living Room

- The front door features a fanlight transom, making a warm and welcoming first impression
- Rich hardwood floors run throughout the space
- Crisp white trim and baseboards frame the space with clean, traditional detailing
- A charming archway adds a classic architectural detail and connects the living room to the kitchen
- Neutral gray walls provide a fresh, move-in-ready palette
- Multiple windows flood the room with natural light

## Kitchen

- The kitchen features durable tile flooring
- Warm wood cabinetry provides ample storage above and below
- A peninsula offers additional counter space and is ideal for casual dining or meal prep
- A double stainless-steel sink is positioned below a window
- Appliances convey with the property
- A ceiling fan keeps the space comfortable year-round
- An archway leads to a small landing and exterior side door

## Two Bedrooms & Full Bath

- Both bedrooms offer hardwood floors, neutral walls, and ceiling fans
- The rooms feature two windows that fill the space with natural light
- Both bedrooms include a closet with original wood panel doors
- The full bath features a single vanity with storage, medicine cabinet mirror, globe vanity lighting, and a shower/tub combo
- Tile flooring and a bright window complete the space

## Upper Level: Third Bedroom

- Warm knotty pine wood paneling wraps the walls, while hardwood floors run throughout - giving the space a cozy, cabin-like feel
- A ceiling fan keeps the space cool and comfortable
- This versatile bedroom could also serve as a home office, playroom, or media room

## Lower Level

- The unfinished basement offers a generous amount of space, ideal for storage or future finishing potential
- The full bath features a single vanity, medicine cabinet mirror, sconce lighting, and a walk-in shower
- The laundry area includes a washer and dryer that convey with the property
- The HVAC and water heater are housed in the basement

## Outdoor Living

- A striking stone facade gives the home timeless curb appeal and classic character
- A concrete driveway runs the length of the property, providing ample off-street parking
- A side entry door offers convenient access to the interior
- The fully fenced backyard provides privacy and space for outdoor enjoyment
- A generous concrete pad in the rear offers additional parking or entertaining space

## Residential - Single Family Residence

For Current Price  
Call 502.544.9749



**List Number:** 1713308  
**Address:** 600 Creel Ave,  
 Louisville, KY 40208  
**Area:** 01-Dtwn Old  
 Louisville/Shively/West Lou  
**Total Living Area:** 1,200  
**Basement:** Unfinished  
**Total # Bedrooms:** 3  
**Disclosure:** Yes  
**Basement:** Yes

**Status:** Active  
**Above Grade**  
**Finished:** 1,200  
**Total Baths:** 2  
**Sqft - Total Unfin:** 850  
**Nonconform SqFt**  
**Fin:** 0  
**Nonconform SqFt**  
**UF:** 0

**County:** Jefferson  
**Subdivision/Condo:**  
 THOMPSON PLACE  
**Total Baths:** 2  
**Baths - Full:** 2  
**Baths - 1/2:** 0  
**Age:** 75  
**Year Built:** 1941  
**Stories:** 2



**Directions:** I-264 to Taylor Blvd. Follow Taylor Blvd North/Northeast to S 5th St and take a left. Take second left on to Creel Ave and follow to property.

Are you looking for a charming, move-in ready, 3 bed and 2 full bath bungalow near the U of L campus or Churchill Downs? This is the one! The main level features a bright living area with beautiful hardwood floors, neutral paint, and classic arched transitions that add character throughout. Two beds and a full bath are conveniently located on the first floor, while the spacious upstairs bedroom provides a private retreat. The kitchen offers ample cabinet space, modern countertops, and a functional layout with room for dining. The unfinished basement includes a full bath and provides excellent potential for additional living space, storage, or future finishing. Situated in a convenient location near shopping, dining, and major roadways, this home offers easy access to everyday amenities and commuting routes. The charming stone exterior, covered front entry, and manageable yard add to its curb appeal.

Room Name	Level	Width	Length	Remarks
Living Room	First	15.6	11.1	Refinished hard wood flooring
Bedroom	First	11.25	11.1	Neutral Paint Throughout
Bedroom	First	11.25	10.67	Replacement Windows Throughout
Bedroom	Second	29.25	12.25	Close to UofL and Churchill Downs
Kitchen	First	15.5	11.67	Eat in Kitchen
Full Bathroom	First	7.6	6.34	Upgraded Fixtures
Full Bathroom	Basement	6.5	7.34	Large Dry Basement

	(Fin)	(UF)
AG	1,200	0
BG	0	850
NC	0	0
Total	1,200	850
SgFtSrc:	List Agent	

**Architectural Style:** Cape Cod  
**Basement:** Unfinished  
**Construction:** Wood Frame; Stone  
**Cooling:** Central Air; Wall/Window Unit(s)  
**Foundation:** Poured Concrete  
**Fencing:** Chain Link  
**Heating:** Forced Air; Heat Pump  
**Lot Description:** Cleared; Sidewalk  
**Garage/Parking:** Driveway  
**Garage:** No  
**Roof:** Shingle  
**Sewer:** Public Sewer  
**Utilities:** Electricity Connected; Fuel:Natural  
**Water Source:** Public  
**M Struct Flood Plain:** No

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

<b>Lot SF:</b> 4,800	<b>Lot SF Source:</b> PVA	<b>Acres:</b> 0.11	<b>Sold As-Is:</b> No
<b>HOA Y/N:</b> No	<b>HOA Fee:</b> \$0	<b>Monthly Maintenance \$:</b>	
<b>Condo Features:</b>			
<b>Farm Features:</b>			
<b>Deed Bk:</b> 10374	<b>Pg #:</b> 0557	<b>Block:</b> 050D	<b>Lot:</b> 0114 <b>Sub-Lot:</b> 0000

**Welcome Home**



Move-in-ready bungalow near UofL & Churchill Downs

**Front of Home**



Fantastic investor or first-time buyer opportunity

**Front of Home**



A striking stone facade gives the home timeless curb appeal and classic character

**Living Room**



The front door features a fanlight transom, making a warm and welcoming first impression

**Living Room**



A charming archway adds a classic architectural detail and connects the living room to the kitchen

**Living Room**



Crisp white trim and baseboards frame the space with clean, traditional detailing

**Living Room**



Rich hardwood floors run throughout the space

**Kitchen**



The kitchen features durable tile flooring

**Kitchen**



Warm wood cabinetry provides ample storage above and below

**Kitchen**



A peninsula offers additional counter space and is ideal for casual dining or meal prep

**Kitchen**



A double stainless-steel sink is positioned below a window

**Kitchen**



A ceiling fan keeps the space comfortable year-round

**Kitchen**



An archway leads to a small landing and exterior side door

**Kitchen**



Appliances convey with the property

**First Bedroom**



Both bedrooms offer hardwood floors and neutral walls

**First Bedroom**



Each bedroom includes a ceiling fan for year-round comfort

**Full Bath**



The full bath features a single vanity with storage, medicine cabinet mirror, globe vanity lighting, and a shower/tub combo

**Full Bath**



Tile flooring and a bright window complete the space

**Second Bedroom**



The rooms feature two windows that fill the space with natural light

**Second Bedroom**



Both bedrooms include a closet with original wood panel doors

**Stairway**



The second level of the home houses the third bedroom

**Third Bedroom**



Warm knotty pine wood paneling wraps the walls

**Third Bedroom**



Hardwood floors run throughout

**Third Bedroom**



The space offers a cozy, cabin-like feel

**Third Bedroom**



This versatile bedroom could also serve as a home office, playroom, or media room

**Lower Level**



The unfinished basement offers a generous amount of space

**Lower Level**



Ideal for storage or future finishing potential

**Lower Level**



The full bath features a single vanity, medicine cabinet mirror, and sconce lighting

**Lower Level**



A walk-in shower rounds out the full bath

**Lower Level**



The laundry area

**Lower Level**



The HVAC and water heater are housed in the basement

**Lower Level**



The unfinished basement presents excellent potential for future finishing

**Back of Home**



A concrete driveway runs the length of the property, providing ample off-street parking

**Backyard**



The fully fenced backyard provides privacy and space for outdoor enjoyment

**Side Entrance**



A side entry door offers convenient access to the interior

## 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  
 600 Cree1 Ave

City Louisville	State KY	Zip 40208
--------------------	-------------	--------------

**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. 01/12/2015				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? as part of an LLC				
<b>Explain:</b>				
d. Has the house been used as a rental? If yes, length of time rented?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Explain:</b>				

Seller Initials \_\_\_\_\_ Date/Time \_\_\_\_\_  
 Seller Initials \_\_\_\_\_ Date/Time \_\_\_\_\_

Buyer Initials \_\_\_\_\_ Date/Time \_\_\_\_\_  
 Buyer Initials \_\_\_\_\_ Date/Time \_\_\_\_\_

PROPERTY ADDRESS: 600 Cree1 Ave Louisville KY 40208

<b>2. HOUSE SYSTEMS</b>		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 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	age of system:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater	age of system:	<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 these problems:					

<b>3. BUILDING STRUCTURE</b>		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) 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?					
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? Yes- french drains, sump pump inst 2015					
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>					
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. 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 and/or corrections or repairs to resolve those problems:					

French drains and sump pump installed in 2015. Since 2015 installation no leaking in the basement except very rarely minor amounts of leakage during extremely heavy rain when ground was completely saturated.

<b>4. ROOF</b>		N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? Age of the roof if known:					
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. 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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller Initials

Date/Time

Buyer Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 600 Cree1 Ave Louisville KY 40208

f. Have you ever had the roof replaced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)				
<b>Explain:</b>				
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:

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>
<b>Explain:</b>				
d. Do you know the boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Explain:</b>				
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: Louisville water Co				
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"/>
<b>Explain:</b>				

8. SEWER SYSTEM	N/A	YES	NO	UN-KNOWN
-----------------	-----	-----	----	----------

a. Property is serviced by: MSD				
1. Category I: Public Municipal Treatment Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II: Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Category III: Subdivision Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" 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): <span style="float: right;">Date last cleaned (septic):</span>				
c. Are you aware of any problems with the sewer system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller Initials

Date/Time

Buyer Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 600 Cree1 Ave Louisville KY 40208

Please explain any deficiencies noted in this Section:				
<b>9. CONSTRUCTION / REMODELING</b>				
	N/A	YES	NO	UN-KNOWN
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"/>
<b>Explain:</b>				
<b>10. HOMEOWNERS ASSOCIATION (HOA)</b>				
	N/A	YES	NO	UN-KNOWN
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, what is the annual or monthly assessment?				
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No. and email address:				
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 or legal action that may result in an increase in dues, 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"/>
<b>Explain:</b>				
<b>11. HAZARDOUS CONDITIONS</b>				
	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"/>
<b>LEAD BASED PAINT DISCLOSURE REQUIREMENT</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
<b>RADON DISCLOSURE REQUIREMENT</b>				
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 <a href="http://chfs.ky.gov">chfs.ky.gov</a> 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?				
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?				
<b>METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT</b>				
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?				
<b>Explain:</b>				
<b>12. MISCELLANEOUS</b>				
	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"/>

Seller Initials

Date/Time

Buyer Initials

Date/Time

Buyer Initials

Date/Time

PROPERTY ADDRESS: 600 Cree1 Ave Louisville KY 40208

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

**Explain:**  
 \_\_\_\_\_  
 \_\_\_\_\_

<b>13. ADDITIONAL INFORMATION</b>	<b>N/A</b>	<b>YES</b>	<b>NO</b>	<b>UN-KNOWN</b>
Do you know anything else about the property that that should be disclosed to the Buyer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.**

Sel	This version of the Sellers Disclosure has seller's signatures redacted. Please download and sign the original version, found on the MLS.	Date
-----	---	------

**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

\_\_\_\_\_  
Buyer Initials

\_\_\_\_\_  
Date/Time

\_\_\_\_\_  
Buyer Initials

\_\_\_\_\_  
Date/Time



GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC. ATTACHMENT TO RESIDENTIAL SALES CONTRACT



Susan Brennan (Seller) and (Buyer)

for Property at 600 Cree1 Ave Louisville KY 40208

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.

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.

(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.

Buyer'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.

Agent's Acknowledgment (initial)

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 This version of the Lead Based Paint Disclosure has seller's signatures redacted. / /
Please download and sign the original version, found on the MLS.
Seller Date / / Buyer Date / /
Agent Date / / Agent Date / /