TUPPER'S TEAM
MADISON & CO. PROPERTIES
Madison & Company Properties, LLC
1193 Bergen Parkway Unit O/P Evergreen, CO 80439
Jennifer Trinco ABR, GRI, CRS, Certified Mountain Area Specialist Tupper`s Team Jennifer@TuppersTeam.com

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SPD19 Seller's Property Disclosure (Residential)
Adoption Date: August 5, 2025
Mandatory Use Date: January 1, 2026

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

THIS SELLER'S PROPERTY DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Seller's Property Disclosure ("SPD") is correct to **Seller's CURRENT ACTUAL KNOWLEDGE** as of the date signed by Seller. If the Contract to Buy and Sell (Contract) requires Seller to complete this SPD, this form must be fully completed to **Seller's CURRENT ACTUAL KNOWLEDGE** as of the date of the Seller's Property Disclosure Deadline in the Contract. **Any changes to the disclosures herein must be disclosed by Seller to Buyer promptly after discovery. In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose in writing any such new adverse material fact to Buyer. Seller's failure to disclose a known adverse material fact** affecting the Property or occupant **may result in legal liability.** If Seller has knowledge of an adverse material fact affecting the Property or occupants, it must be disclosed whether there is a specific item on this SPD or not. If the Property is part of a Common Interest Community, this SPD is limited to the Property or unit itself, except as stated in Section P.

Broker is authorized to deliver a copy of this SPD to prospective buyers.

Seller and Buyer understand that this SPD is not a warranty or guarantee of any kind by the Seller or by any Broker or Agent representing the Seller. Property inspection services may be purchased and are advisable. This SPD is **not** intended as a substitute for an inspection of the Property. **Buyers are encouraged to obtain their own professional inspection(s).**

SELLER: Your answers are NOT limited to only the space provided in this SPD. Attach additional pages, reports, receipts, or any other documents you believe necessary for the information you provide to be complete.

Date SPD completed by Seller: *2/6/2026*

Property:

7082 Silverhorn Drive, Evergreen, CO 80439

Seller: *Richard S. Margolin and Leigh Ann Grabowsky Margolin*

Year Built: *1993*

Year Seller Acquired Property: *2020*

Seller ☐ is ☒ is not currently occupying the Property.
If Seller is not currently occupying the property, date Seller last occupied the Property: *January 2026*
During any period when Seller has not occupied the Property, the Property was ☐ vacant ☐ occupied by someone other than Seller.

I. IMPROVEMENTS

NOTE: The Contract, not this SPD, determines whether an item is included or excluded in the sale. If there is an inconsistency between this SPD and the Contract, the Contract controls.

A.	**BUILDING CONDITIONS** (all aspects of the Property to include decks and patios) If you know of any of the following problems **EVER EXISTING**, check the "Yes" column:	Yes	Comments
1	Structural problems with improvements		
2	Structural supports or reinforcements added		
3	Moisture and/or water, including but not limited to, leakage/seepage in the basement/crawlspace		
4	Damage due to termites, other insects, birds, animals, or rodents		

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5	Damage due to hail, wind, fire, flood, or other casualty		
6	Any settling, movement, cracking, heaving or breakage of the following:		
	a. Foundations		
	b. Floors		
	c. Interior Walls		
	d. Exterior Walls		
	e. Driveways		
	f. Sidewalks	☒	front walkway sidewalk was cracked and repaired in 2025
	g. Patios		
	h. Retaining Walls		
	i. Other:		
7	Window leaks	☒	front entry tall window occasionally drips during heavy precipitation and wind. some moisture collects between panes in tall living room window to left of fireplace
8	Exterior Artificial Stucco (EIFS)		
9	Subfloors		
10			

B.	**ROOF – General Information** Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	**Comments**
1	Indicate age of roof in Comments		
2	Indicate roof material in Comments		shingles
3	Roof is under warranty		
	a. Date of warranty expiration		
	b. Warranty is transferable		☐ Yes ☐ No ☐ Unknown
4	Roof work done while under current roof warranty		
	a. Date work completed		
5			
	ROOF – If you know of any of the following problems **EVER EXISTING**, check the "Yes" column:	**Yes**	**Comments**
6	Roof leak		
7	Damage to roof		
8	Damage to skylight		
9	Damage to gutter or downspout		
10	Other roof problems, issues or concerns		
11			

C.	**APPLIANCES** (if included in the sale) If you know of any problems **NOW EXISTING** with the following, check the "Yes" column:	Yes	Age, if known	Comments
1	Built-in vacuum system & accessories			
2	Clothes dryer		5	☐ Gas ☒ Electric
3	Clothes washer		5	new in 2020

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4	Dishwasher			
5	Disposal		5	new in 2020 as part of kitchen remodel
6	Freezer		5	new in 2020 as part of kitchen remodel
7	Gas grill			
8	Range ventilation system			
9	Microwave oven			☐ Free standing ☒ Built in
10	Oven		5	Gas ☒ Electric Single ☒ Double
11	Range/Stove		5	Gas ☒ Electric Free Standing Drop-In
12	Refrigerator	☒	5	Upper doors seal is loose
13	T.V. antenna:			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
14	Satellite system or DSS dish:			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
15	Trash compactor			
16				

D.	**ELECTRICAL & TELECOMMUNICATIONS** – General Information Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Age, if known	Comments
1	220 Volt service	☒		
2	Electrical Service: Amps 15/30	☒		
3	Landscape lighting			
4	Electric provider – provide name in Comments	☒		Xcel & Sunrun Solar
5	Cable/TV provider – provide name in Comments	☒		Xfinity
6	Internet provider – provide name in Comments	☒		Xfinity
7	Solar panels	☒	5	☐ Owned ☒ Leased. If leased, provide the name and contact information of entity leased from: Sunrun Solar
	a. Output			
8	Wind generators			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
9	Security system	☒	5	☒ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from: 4 Arlo cameras installed in 2022
10	Doorbell	☒		☒ Wired Wireless Smart
11	Smoke/fire detector(s)	☒		☒ Battery ☒ Hardwire
12	Carbon monoxide alarm(s)	☒		☒ Battery ☒ Hardwire
13	Internet wiring	☒		☒ Cable DSL Satellite Fiber Other:
14	Built in sound system			Speakers - Built In Wiring - Built In Speakers - Wireless
15				
	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems **NOW EXISTING** with the following, check the "Yes" column:	**Yes**	**Age, if known**	**Comments**
16	Security system			

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17	Smoke/fire detector(s)			New units installed in basement and bedroom hallway in 2026
18	Carbon monoxide alarm			
19	Light fixtures			Wi-fi enabled fixtures installed in kitchen, living room, and family room in 2023
20	Switches & outlets			Wi-fi-enabled switches installed 2023
21	Internet wiring			
22	Inside telephone wiring & blocks/jacks			
23	Cable TV wiring & jacks			
24	Ceiling fans			New unit installed in family room in 2025
25	Bathroom vent fan(s)			
26	Garage door opener & remote control # of remote/openers: 2			
27	Garage door keyless entry			
28	Built in intercom system			
29	Doorbell			
30	Built in sound system			
31				
	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems **EVER EXISTING** with the following, check the "Yes" column:	**Yes**	**Age, if known**	**Comments**
32	Electrical Service			
33	Aluminum wiring at the outlets (110)			
34	Solar panels			
35	Wind generators			
36	Electric wiring or panel			
37				

E.	**MECHANICAL** If you know of any problems **NOW EXISTING** with the following, check the "Yes" column:	**Yes**	**Age, if known**	**Comments**
1	Overhead doors (including garage doors)			
2	Entry gate system			
3	Elevator			
4	Sump pump(s): # of			
5	Recycle pump			
6				

F.	**VENTILATION, AIR & HEAT – General Information** Do you know of the following on the Property: If yes, provide the requested information in Comments	**Yes**	**Age, if known**	**Comments**
1	Furnace	☒	5	new in 2020
	a. Furnace Type			☒ Forced Air Gas ☐ Forced Air Electric ☐ Forced Air Propane ☐ Radiant ☐ Gravity Flow ☐ Other (specify):

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	b. Number of Units			1
	c. Zoned			Location of zone 1: Location of zone 2: Location of zone 3:
2	Heating system (other than furnace)			
	a. Type/Fuel			
3	Fireplace	☒		Fireplace not currently working
	a. Type			☐ Masonry ☒ Insert ☐ Wood Burning ☐ Direct Vent ☐ Other (specidfy):
	b. Fireplace starter			☐ Switch ☒ Remote
4	Free Standing Heating Stove			
	a. Fuel Source			☐ Wood ☐ Pellet ☐ Corn ☐ Gas ☐ Other (specify):
5	Date fireplace/wood stove, chimney/flue last cleaned: 2020			Do not know
6	Fuel tanks If leased, provide the name and contact information of entity leased from in Comments			☐ Owned ☐ Leased
7	Radiant heating system:			☐ Interior ☐ Exterior
	a. Interior Type			
	b. Exterior Type			
8	Air Conditioning			
	a. Type			☐ Electric ☐ Central Air ☐ Other (specify):
	b. Number of Units			
	c. Zoned			Location of zone 1: Location of zone 2: Location of zone 3:
	VENTILATION, AIR & HEAT If you know of any problems **NOW EXISTING** with the following, check the "Yes" column:	**Yes**	**Age, if known**	**Comments**
9	Furnace			
10	Heating System (other than Furnace)			
11	Heat Pump			
12	Evaporative cooler			
13	Window air conditioning units			
14	Central air conditioning			
15	Attic ventilation system (attic only)			
16	Whole house fan			
17	Vent fans			
18	Humidifier			
19	Air purifier			
20	Fireplace			
21	Fireplace insert			
22	Fireplace starter			
23	Heating Stove			

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24	Fuel tanks			
25				

G.	WATER – General Information: Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Age, if known	Comments
1	Water heater	☒		
	a. Number of Water Heaters			1
	b. Fuel Type			gas
	c. Capacity			
2	Water filter system	☒		☒ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from: Reverse osmosis system under kitchen sink
3	Water softener	☒		☒ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
4	Indicate location of master water shutoff in Comments			crawl space
5	Type of well:			
	a. Exempt well (outside designated groundwater basin)			Household use only inside a single-family dwelling (typically less than 35 acres; no outdoor uses) Permit no: Domestic use (typically 35+ acres; indoor household use in up to 3 dwellings on the parcel, outdoor watering of personal livestock, irrigation of up to 1 acre) Permit no: Livestock (on farm/range/pasture) Permit no: Other (please explain): Permit #:
	b. Small capacity well (inside designated groundwater basin)	☒		☒ Domestic use (indoor household use in up to 3 dwellings on the parcel; watering of personal livestock, limited irrigation area, no more than 1 acre-foot per year) Permit no: 107457 Other (please explain): Permit #:
6	Well metered			
7	Well Pump	☒		
	a. Brand name pump number			
	b. Date installed			
	c. Date of last inspection			
	d. Date of last service			
	e. Depth			
	f. GPM and date last measured			
8	Galvanized pipe			
9	Polybutylene pipe			
10	Cistern water storage			
	a. Number of gallons			
11	Supplemental water purchased in past 2 years			
	a. Name and contact information of entitiy from which supplemental water was purchased			
12				

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	WATER If you know of any problems **NOW EXISTING** with the following, check the "Yes" column:	Yes	Age, if known	Comments
13	Water heater(s)			
14	Water filter system			
15	Water softener			
16	Water system pump			
17	Sauna			
18	Hot tub or spa			
19	Steam room/shower			
20	Underground sprinkler system			
21	Fire sprinkler system			
22	Backflow prevention device			
23	Irrigation pump			
24				
	WATER If you know of any problems **EVER EXISTING** with the following, check the "Yes" column:	**Yes**	**Age, if known**	**Comments**
25	Leaks, backups, or similar problems with any portion of the water or plumbing systems (including lines and water pressure) or damage therefrom			
26	Well			
27	Pool			
28	Irrigation system			
29	Water has been tested for potability	☒		water tested in 2020
	a. Indicate result of test in comments and provide the most recent records and reports pertaining to such testing	☒		all results passed, results available upon request
30				

H.	**SOURCE OF WATER & WATER SUPPLY** Provide the following information regarding the Property:
1	Type of water supply: Public Community ☒ Well Shared Well Other None If the Property is served by a Well, a copy of the Well Permit ☒ **Is** ☐ **Is Not provided.** Well Permit #:107457 Drilling Records ☐ **Are** ☒ **Are Not provided.** Shared Well Agreement ☐ **Yes** ☒ **No.** The **Water Provider** for the Property can be contacted at: Name: Address: Web Site: Phone No.: There is neither a Well nor a Water Provider for the Property. The source of potable water for the Property is [describe source]: **SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.**

I.	**SEWER/SEPTIC – General Information:** Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Comments
1	Public sanitary sewer service		
	a. Name and contact information of public sanitary sewer service provider		
	b. Date the sewer line was last scoped		

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2	Community sanitary sewer service		
	a. Name and contact information of community sanitary sewer service provider:		
	b. Date the sewer line was last scoped		
3	Septic System	☒	new advanced treatment system and leach field installed 2020
	a. Type		Tank ☒ Leach ☒ Lagoon
	b. Date of issuance of latest Individual Use Permit		
	c. Date of latest inspection	☒	February 2026
	d. Date of latest pumping	☒	May 2024
	e. System is under a maintenance agreement (pumped/inspected on a regular basis)		☒ Maintenance agreement is mandated. Name and contact information of entity that namdates the maintenance agreement: ITS Inc., Eric Hamilton Maintenance agreement is not mandated
4	Other sanitary sewer service		Type:
5	Gray water storage/use		
6			
	SEWER/SEPTIC If you know of any problems **EVER EXISTING** with the following, check the "Yes" column:	**Yes**	**Comments**
7	Leaks, backups, or similar problems with any portion of the sewage systems or damage therefrom		
8	Lift station (sewage ejector pump)		
9			

J.	**FLOODING AND DRAINAGE** If you know of any problems **EVER EXISTING** with the following on the Property, check the "Yes" column:	**Yes**	**Comments**
1	Flooding		
2	Drainage		
3	Grading		
4	Water intrusion in the basement, crawl space, or other parts of Property		
5	Repairs made to control water intrusion in the basement, crawl space or other parts of the Property		
6			
	DRAINAGE AND RETENTION PONDS – Other Information Do you know of the following on the Property:	**Yes**	**Comments**
7	Drainage or retention ponds, dams, storm water detention basins, or other similar facilities		
8			

K.	**OTHER DISCLOSURES – IMPROVEMENTS** If you know of any problems **NOW EXISTING** with the following, check the "Yes" column:	**Yes**	**Comments**
1	Included fixtures and equipment		
2	Stains on carpet		
3	Floors		
4	Sliding glass door in basement	☒	Does not open all the way

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II. GENERAL

L.	USE, ZONING & LEGAL ISSUES If you know of any of the following **EVER EXISTING**, check the "Yes" column:	Yes	Comments
1	Zoning violation, variance, conditional use, violation of an enforceable PUD, or non-conforming use		
2	Notice or threat of condemnation proceedings		
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		
4	Notice of zoning action related to the Property		
5	Building code, city, or county violations		
6	Violation of restrictive covenants or owners' association rules or regulations		
7	Any building or improvements constructed within the past one year before this Date without approval by the owner's association or its designated approving body		
8	Any additions or alterations made with a Building Permit		
9	Any additions or non-aesthetic alterations made without a Building Permit		
10	Other legal action		
11	Any part of the Property leased to others (written or oral)	☒	whole home/property leased from August 2023 to March 2025
12	Used for short-term rentals in the past year		
13	Grandfathered conditions or uses		
14			

M.	ACCESS & PARKING If you know of any of the following **EVER EXISTING**, check the "Yes" column:	Yes	Comments
1	Any access problems, issues or concerns		
2	Roads, trails, paths, or driveways through the Property used by others	☒	Easement around pond for trail to be used by neighborhood. Previous owners told us that the makeshift trail from commons road to pond was closed off by HOA, and private property signs were installed. We have had no issues.
3	Public highway or county road bordering the Property		
4	Any proposed or existing transportation project that affects or is expected to affect the Property		
5	Encroachments, boundary disputes, or unrecorded easements		
6	Shared or common areas with adjoining properties, including but not limited to, walls, fences and driveways	☒	Easement around pond for trail to be used by neighborhood. Common area road adjacent.
7	Requirements for curb, gravel/paving, or landscaping		
8	Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year		
9			

N.	ENVIRONMENTAL CONDITIONS If you know of any of the following **EVER EXISTING** on any part of the Property, check the "Yes" column:	Yes	Comments
1	Hazardous materials on the Property, such as radioactive, toxic or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge methane, mill tailings, solvents, or petroleum products		
2	Underground storage tanks		
3	Aboveground storage tanks		
4	Underground transmission lines		
5	Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill		

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6	Monitoring wells or test equipment		
7	Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property		
8	Mine shafts, tunnels, or abandoned wells on the Property		
9	Within a governmentally designated geological hazard or sensitive area		
10	Within a governmentally designated floodplain or wetland area		
11	Dead, diseased, or infested trees or shrubs		
12	Environmental assessments, studies, or reports done involving the physical condition of the Property		
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
14	Smoking inside improvements (including garages, unfinished space, or detached buildings) on Property		
15	Animals kept in the residence	☒	1 dog
16	Other environmental problems, issues or concerns		
17	Odors		
18			

O.	**RADON** If you know of any of the following **EVER EXISTING**, check the "Yes" column:	Yes	**Comments**
1	Radon test(s) conducted on the Property. Provide copies of the most recent records and reports pertaining to radon concentrations within the Property.	☒	low levels detected (below limits)
2	Radon concentrations detected or mitigation or remediation performed. Provide a full description.	☒	low levels detected (below limits). radon mitigation system voluntarily installed in 2020 to minimize radon during encapsulation of crawlspace in 2020
3	Radon mitigation system installed on Property. Provide all information known by Seller about the radon mitigation system.	☒	low levels detected (below limits). radon mitigation system voluntarily installed in 2020 to minimize radon during encapsulation of crawlspace in 2020
4			

P.	**COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY** If you know of any of the following **NOW EXISTING**, check the "Yes" column:	Yes	**Comments**
1	Property is part of an owners' association	☒	
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		
3	Problems or defects in the common elements or limited common elements of the Association Property		
	COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY If you know of any of the following **EVER EXISTING**, check the "Yes" column:	**Yes**	**Comments**
4	Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association but outside the Seller's Property or unit)		
5			
	COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY – Other Information: Name of the Owner's Association(s) governing the Property:		**Contact Information**
6	Owners' Association #1	☒	Evergreen Highlands (evergreenhighlands.org)
7	Owners' Association #2		
8	Owners' Association #3		
9	Owners' Association #4		

Q.	**METROPOLITAN DISTRICT** If you know of any of the following **NOW EXISTING**, check the "Yes" column:	Yes	**Comments**

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1	Property is located within the boundaries of a Metropolitan District that was organized on or after January 1, 2000		
	METROPOLITAN DISTRICT – Information:		**Comments**
2	Name of Metropolitan District #1		
3	Official website of the Metropolitan District #1		
4	Name of Metropolitan District #2		
5	Official website of Metropolitan District #2		

R.	**GENERAL DISCLOSURES** If you know of any of the following **EVER EXISTING**, check the "Yes" column:	Yes	Comments
1	Written reports of any building, site, roofing, soils, water, sewer, mold, or engineering investigations or studies of the Property. Provide copies of all such reports in possession of Seller.	☒	Engineering study performed on old septic system in 2020 during purchase process- decision was made to replace septic system
2	Any property insurance claim submitted (whether paid or not)		
3	Structural, architectural, and engineering plans and/or specifications for any existing improvements. Provide copies of all such reports in possession of Seller.	☒	New advanced septic treatment system and leach field installed in 2020- plans available.
4	Property was previously used as a methamphetamine laboratory and not remediated to state standards		
5	Government special improvements approved, but not yet installed, that may become a lien against the Property		
6	Any litigation alleging negligent construction or defective building products		
7	Any award or payment of money in lieu of repairs for defective building products or poor construction		
8	Any release signed regarding defective products or poor construction that would limit a future owner from making a claim		
9	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
10	Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions		
11	Property is located in a historic district		
12			
	GENERAL – Other Information:	**Yes**	**Comments**
13	U.S. Postal Service delivery available		☒ Property Post Office Cluster Mailbox - Location and No.: Other (specify):
14			

OTHER KNOWN ADVERSE MATERIAL FACTS: For purposes of this section, adverse material facts would include any non-observable or observable physical conditions existing on the Property. Describe any other known adverse material facts in or on the Property (attach additional pages as necessary):

The information contained in this SPD has been furnished by Seller(s), who certifies it was answered truthfully, based on **Seller's CURRENT ACTUAL KNOWLEDGE**.

Richard S. Margolin

Date Completed: 2/11/2026

Seller: Richard S. Margolin

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Leigh Ann Grabowsky Margolin Date Completed: 2/11/2026

Seller: Leigh Ann Grabowsky Margolin

ADVISORY TO BUYER:

1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters are satisfactory to Buyer:
   a. the physical condition of the Property;
   b. the presence of mold or other biological hazards;
   c. the presence of rodents, insects, and vermin including termites;
   d. the legal use of the Property, including zoning and legal access to the Property;
   e. the availability and source of water, sewer, and utilities;
   f. the environmental and geological condition of the Property;
   g. the presence of noxious weeds; and
   h. any other matters that may affect Buyer's use and ownership of the Property that are important to Buyer as Buyer decides whether to purchase the Property.
2. Seller states that the information is correct to "Seller's current actual knowledge" as of the date of this form. The term "current actual knowledge" is intended to limit Seller's disclosure only to facts actually known by the Seller and does not include "constructive knowledge" or "common knowledge" or what Seller "should have known" about the Property. The Seller has no duty to investigate or inspect the Property or inclusions when this SPD is filled in and signed.
3. Valuable information may be obtained from various local/state/federal agencies, and other experts may assist Buyer by performing more specific evaluations and inspections of the Property.
4. Boundaries, location and ownership of fences, driveways, hedges, and similar features of the Property may become the subjects of a dispute between a property owner and a neighbor. A survey may be used to determine the likelihood of such problems.
5. Seller does not warrant that the Property or inclusions are fit for Buyer's intended purposes or use of the Property. Disclosure of the condition of an item is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes.

BUYER(S) ACKNOWLEDGE RECEIPT OF THIS SPD. BUYER(S) SIGNATURE DOES NOT CONSTITUTE APPROVAL OF ANY DISCLOSED CONDITION AS REPRESENTED HEREIN BY SELLER.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

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THIS FORM HAS NOT BEEN APPROVED BY THE COLORADO REAL ESTATE COMMISSION. IT WAS PREPARED BY Frascona, Joiner, Goodman and Greenstein, P.C. (303-494-3000) AS LEGAL COUNSEL to Jennifer Trinco.
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PROPERTY ADDENDUM

7082 Silverhorn Drive
Evergreen, Colorado 80439

- **Well Information:**
  On 4/3/25, the Colorado Division of Water Resources web site at http://www.water.state.co.us/ provided the attached well permit/log information for this property.

  Buyer is advised to obtain their own information regarding the well from the Colorado Division of Water Resources. Buyer is further advised to obtain an independent well inspection from any professional well company or inspector of Buyer's choosing.

- **Septic Information:**
  On 4/3/25, the Jefferson County Department of Health and Environment at (303) 271-5700 provided the following septic system information for this property:

Septic permit number:	24-110247OW
# of bedrooms served by septic:	4
# of persons served by septic:	8
Tank size:	1250
Leach field size:	672
Date finalized:	4/9/2024

  Buyer is advised to obtain their own information regarding the septic system from the County Department of Health. Buyer is further advised to obtain an independent septic system inspection from any professional septic company or inspector of Buyer's choosing and to consult an attorney if Buyer has any questions about the regulations.

Buyer signature Date

Buyer signature Date

TUPPER'S TEAM
MADISON & CO. PROPERTIES
Madison & Company Properties, LLC
1193 Bergen Parkway Unit O/P Evergreen, CO 80439
Jennifer Trinco ABR, GRI, CRS, Certified Mountain Area Specialist Tupper`s Team Jennifer@TuppersTeam.com

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SWA35-8-10) (Mandatory 1-11)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE

Date: 4/3/2025

1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. This Source of Water Addendum (Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller and Buyer dated _____ (Contract), for the purchase and sale of the Property known as No. 7082 Silverhorn Drive, Evergreen, CO 80439

2. SOURCE OF POTABLE WATER. Seller discloses the following information for the source of potable water for the Property:

[Select and complete 1, 2 or 3 as applicable.]

☒ **2.1** The Property's source of water is a Well. Well Permit #: 107457, household use
If a well is the source of water for the Property, a copy of the current Well Permit ☒ **Is** ☐ **Is Not** attached.

☐ **2.2** The Water Provider for the Property can be contacted at:
Name:
Address:
Web Site:
Phone No.:

☐ **2.3** There is neither a Well nor a Water Provider for the Property. The source of water for the Property is [describe source]:

NOTE TO BUYER: SOME WATER PROVIDERS RELY, TO VARYING DEGREES ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.

Richard S. Margolin
_____ Date: 4/7/2025
Seller: Richard S. Margolin

Leigh Ann Grabowsky Margolin
_____ Date: 4/6/2025
Seller: Leigh Ann Grabowsky Margolin

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Buyer: _____ Date: _____

Buyer: _____ Date: _____

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Ph: 720-989-1180

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SQUARE FOOTAGE DISCLOSURE
(Residential)

This disclosure is made to Buyer and Seller pursuant to the requirements of the Colorado Real Estate Commission and applies to improved residential real estate. Check applicable boxes below.

Property Address: ***7082 Silverhorn Drive, Evergreen, CO 80439***

1. Licensee Measurement

Listing Licensee ☐ **Has** ☒ **Has Not** measured the square footage of the residence according to the following standard, methodology or manner:

Standard/Methodology/Manner	Date Measured	Square Footage
☐ Exterior measurement		
☐ FHA		
☐ ANSI		
☐ Local standard		
☐ Other		

2. Other Source of Measurement :

Listing Licensee ☒ **Is** ☐ **Is Not** providing information on square footage of the residence from another source(s) as indicated below:

Source of Square Footage Information	Date	Square Footage
☐ Prior appraisal (Date of document)		
☐ Building plans (Date of document)		
☒ Assessor's office (Date obtained)	***04/03/2025***	***2709***
☐ Other		

Measurement may not be exact and is for the purpose of marketing ONLY. Measurement is not for loan, valuation or other purposes. **If exact square footage is a concern, the property should be independently measured.**

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed by Buyer on or before any applicable deadline in the contract.

Broker: Jennifer A. Trinco Date: ***4/3/2025***

Jennifer Trinco

The undersigned acknowledge receipt of this disclosure.

Richard S. Margolin Date: ***4/7/2025***

Seller: ***Richard S. Margolin***

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Leigh Ann Grabowsky Margolin Date: 4/7/2025

Seller: Leigh Ann Grabowsky Margolin

Buyer: _____ Date: _____

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