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LOT 2,
BLOCK 4,
CINIFER MOUNTAIN - UNIT 4,
COUNTY OF JEFFERSON,
STATE OF COLORADO.

Russ. Potkin
20655



SCALE 1-50

LOT 9

PAUL'S DRIVE

S UTILITY AND
DRAINAGE BASEMENT
TYPICAL

PVC
PIPE
®

APPROX. PARKING
AND STORAGE AREA

20 DRIVEWAY
BASEMENT

WS REBAR
1-1/2" ALUMINUM CAP
LS #3216

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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: **02/25/2026**

Property:

11325 Pauls Drive, Conifer, CO 80433

Seller: **Christopher A Unrein and Jamie L Unrein**

Year Built: **1972**

Year Seller Acquired Property: **2013**

Seller ☒ is ☐ is not currently occupying the Property.

If Seller is not currently occupying the property, date Seller last occupied the Property:

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	☒	New deck support posts added
3	Moisture and/or water, including but not limited to, leakage/seepage in the basement/crawlspace	☒	Mainline water leak in basement at foundation -noticed & repaired immediately-no damage
4	Damage due to termites, other insects, birds, animals, or rodents		

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	☒	Main level wood floors still look okay overall however are original to home & 54 years old which naturally change over time -Normal wear/tear for elements, sun fading, etc.
	c. Interior Walls		
	d. Exterior Walls		
	e. Driveways	☒	Some cracks in asphalt that are filled when driveway is sealed- last sealed September 2025
	f. Sidewalks		
	g. Patios	☒	Couple of cracks in lower patio
	h. Retaining Walls		
	i. Other:		
7	Window leaks		
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		13 yrs
2	Indicate roof material in Comments		Asphalt shingle
3	Roof is under warranty		Unknown/ permit does say 30 yr asphalt
	a. Date of warranty expiration		2043
	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		☐ Gas ☐ Electric	
3	Clothes washer			

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4	Dishwasher			
5	Disposal			
6	Freezer			
7	Gas grill			
8	Range ventilation system			
9	Microwave oven			☐ Free standing ☒ Built in
10	Oven			Gas ☒ Electric Single Double
11	Range/Stove			Gas ☒ Electric Free Standing Drop-In
12	Refrigerator			
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			
3	Landscape lighting			
4	Electric provider – provide name in Comments			Core
5	Cable/TV provider – provide name in Comments			
6	Internet provider – provide name in Comments			Starlink
7	Solar panels			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
	a. Output			
8	Wind generators			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
9	Security system	☒		☒ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
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			

Seller(s) Initials: CAU JLU

17	Smoke/fire detector(s)			
18	Carbon monoxide alarm			
19	Light fixtures			
20	Switches & outlets			
21	Internet wiring			
22	Inside telephone wiring & blocks/jacks			
23	Cable TV wiring & jacks			
24	Ceiling fans			
25	Bathroom vent fan(s)			
26	Garage door opener & remote control # of remote/openers: 3			
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	☒		Replace defective pole-service change in 2021 -permit pulled
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		
	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			
	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	☒	7 yrs	
	a. Type	☒		☐ Masonry ☐ Insert ☒ Wood Burning ☐ Direct Vent ☐ Other (specidfy):
	b. Fireplace starter			☐ Switch ☐ Remote
4	Free Standing Heating Stove	☒	10 yrs	
	a. Fuel Source	☒		☐ Wood ☒ Pellet ☐ Corn ☐ Gas ☐ Other (specify):
5	Date fireplace/wood stove, chimney/flue last cleaned: August 2025			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			

Seller(s) Initials: CAU JLU

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	☒	3	
	a. Number of Water Heaters			1
	b. Fuel Type			Electric
	c. Capacity			40 gal
2	Water filter system			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
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			In laundry room behind door by water heater
5	Type of well:	☒		Domestic
	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: 53143 Other (please explain): Permit #:
6	Well metered			
7	Well Pump	☒		
	a. Brand name pump number			Unknown
	b. Date installed			Unknown
	c. Date of last inspection			Unknown
	d. Date of last service			Unknown
	e. Depth			Unknown
	f. GPM and date last measured			3.26 gpm measured in 2013
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 entity from which supplemental water was purchased			
12				

Seller(s) Initials: CAU JLU

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			
	a. Indicate result of test in comments and provide the most recent records and reports pertaining to such testing			
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 #:53143 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		

Seller(s) Initials: *CAU JLU*

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	☒	
	a. Type		Tank Leach Lagoon
	b. Date of issuance of latest Individual Use Permit		
	c. Date of latest inspection	☒	2/22/26
	d. Date of latest pumping	☒	2/24/26
	e. System is under a maintenance agreement (pumped/inspected on a regular basis)		Maintenance agreement is mandated. Name and contact information of entity that mandates the maintenance agreement: 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			

Seller(s) Initials: CAU JLU

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	☒	2 car garage
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)		
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		
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		
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		

Seller(s) Initials: *CAU JLU*

5	Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill		
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	☒	Some dead trees which is common in mountain terrain
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	☒	Dogs
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.	☒	Radon tests completed in 2013- don't have copies of records
2	Radon concentrations detected or mitigation or remediation performed. Provide a full description.	☒	Yes radon detected when home purchased in 2013 & mitigation system installed
3	Radon mitigation system installed on Property. Provide all information known by Seller about the radon mitigation system.	☒	Radon system installed 2013
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		
7	Owners' Association #2		
8	Owners' Association #3		
9	Owners' Association #4		

Seller(s) Initials: *CAU JLU*

Q. METROPOLITAN DISTRICT If you know of any of the following NOW EXISTING , check the "Yes" column:	Yes	Comments
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.		
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.		
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 Added the following improvements listed in comments	☒	Added the following improvements-Front porch & covered entry; composite decking on front & side; custom iron entry doors; storage & wood shed; new garage door on 1 car garage with back up battery opener; 2 car garage, ran electrical to 2 car garage & extended driveway & asphalt to 2 car garage; aerator pump for septic; extended back deck; poured new patio pad on lower level; under decking & drainage system added to lower patio; generator service panel; hot tub & electrical to hot hot tub; replaced all windows on main level (except 6 windows on front of house in 2023); main level baseboard & wall heater; can lights in kitchen; opening in primary to allow for increased heat flow from pellet stove to hall & bathroom; remodel primary shower; replaced wood stove & flue; pellet stove in primary; whole house sediment filter & electric water descender

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**.

Seller(s) Initials: *CAU JLU*

Christopher A Unrein

Date Completed: 2/25/2026

Seller: **Christopher A Unrein**

Jamie L Unrein

Date Completed: 2/25/2026

Seller: **Jamie L Unrein**

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: _____

SPD19 SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

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Seller(s) Initials: *CAU JLU*

PROPERTY ADDENDUM

**11325 Pauls Drive
Conifer, Colorado 80433**

- **Proper Division of Land:**

The proper creation of parcels in unincorporated areas of the county by the Planning & Zoning Department is an important issue. **Buyers should verify that this property has been properly created.**

Buyers are advised to contact the County Planning & Zoning Department and buyer's own attorney to confirm that this parcel was created in accordance with their rules and regulations prior to buying this property.

- **Roads & Access:**

Buyers should investigate whether roads to the property are owned and/or maintained by the state or county. If roads are private, buyer should obtain all agreements that govern the use and maintenance of the roads and seek legal advice about how the agreements affect the property.

Buyer should investigate that there is legal ingress/egress to the property and that the actual access is where it is legally permitted.

- **Well Information:**

On 11/19/2025, 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.

Buyers are 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 11/19/2025, the Jefferson County Department of Health and Environment at (303) 271-5700 provided the following septic system information for this property:

Septic permit number:	13981
# of bedrooms served by septic:	3
# of persons served by septic:	6
Tank size:	1000
Leach field size:	720
Date finalized:	9/20/1991

Buyers are 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

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: 11/16/2025

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. **11325 Pauls Drive, Conifer, CO 80433**

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 #: 53143
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.

Christopher A Unrein

Date: 11/21/2025

Seller: **Christopher A Unrein**

Jamie L Unrein

Date: 11/21/2025

Seller: **Jamie L Unrein**

41

42 Buyer: _____ Date: _____

43

44

45 Buyer: _____ Date: _____

46

SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. CTM eContracts - ©2026 MRI Software LLC - All Rights Reserved

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF94-5-18) (Mandatory 1-19)

**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: **11325 Pauls Drive, Conifer, CO 80433**

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)	11/14/2025	2016
☐ 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:

**Carrie Hurich**

Date:

11/16/2025

The undersigned acknowledge receipt of this disclosure.

Date: **11/21/2025**Seller: **Christopher A Unrein**

Jamie L Unrein

Date: 11/21/2025

Seller: Jamie L Unrein

Buyer: _____

Date: _____

(SF94-5-18) SQUARE FOOTAGE DISCLOSURE

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The printed portions of this form except differentiated additions, have been approved by the Colorado Real Estate Commission. (LP45-6-21) (Mandatory 1-22)

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

LEAD-BASED PAINT DISCLOSURE (Sales)

Attachment to Contract to Buy and Sell Real Estate for the Property known as:

11325 Pauls Drive, Conifer, CO 80433

WARNING! LEAD FROM PAINT, DUST, AND SOIL CAN BE DANGEROUS IF NOT MANAGED PROPERLY. Penalties for failure to comply with Federal Lead-Based Paint Disclosure Laws include treble (3 times) damages, attorney fees, costs, and a base penalty adjusted for inflation for each violation.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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.

Seller's Disclosure to Buyer and Real Estate Licensee(s) and Acknowledgment

1. Seller acknowledges that Seller has been informed of Seller's obligations. Seller is aware that Seller must retain a copy of this disclosure for not less than three years from the completion date of the sale.
2. Presence of lead-based paint and/or lead-based paint hazards (check one box below):
 - ☒ Seller has no knowledge of any lead-based paint and/or lead-based paint hazards present in the housing.
 - ☐ Seller has knowledge of lead-based paint and/or lead-based paint hazards present in the housing (explain):
3. Records and reports available to Seller (check one box below):
 - ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
 - ☐ Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Buyer's Acknowledgment

4. Buyer has read the Lead Warning Statement above and understands its contents.
5. Buyer has received copies of all information, including any records and reports listed by Seller above.
6. Buyer has received the pamphlet "Protect Your Family From Lead in Your Home".

7. Buyer acknowledges federal law requires that before a buyer is obligated under any contract to buy and sell real estate, Seller shall permit Buyer a 10-day period (unless the parties mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
8. Buyer, after having reviewed the contents of this form, and any records and reports listed by Seller, has elected to (check one box below):
- ☐ Obtain a risk assessment or an inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards, within the time limit and under the terms of § 10 of the Contract to Buy and Sell Real Estate; or
 - ☐ Waive the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Real Estate Licensee's Acknowledgment

Each real estate licensee signing below acknowledges receipt of the above Seller's Disclosure, has informed Seller of Seller's obligations and is aware of licensee's responsibility to ensure compliance.

Certification of Accuracy

I certify that the statements I have made are accurate to the best of my knowledge.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Christopher A Unrein

Date: 11/21/2025

Seller: Christopher A Unrein

Jamie L Unrein

Date: 11/21/2025

Seller: Jamie L Unrein

Listing Brokerage Firm's Name: Madison & Company Properties
Tupper's Team

Real Estate Licensee (Listing)

Church

Broker: _____ Date: 11/16/2025

Listing Broker: Carrie Hurich

CU

Real Estate Licensee (Selling):

Date: _____

Selling Broker:

(LP45-6-21) (Mandatory 1-22) LEAD-BASED PAINT DISCLOSURE (SALES)

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Seller(s) Initials:

Handwritten initials

THIS FORM MUST BE
SUBMITTED PRIOR TO
THE EXPIRATION OF THE
PERMIT. TYPE OR
PRINT IN BLACK INK.

COLORADO DIVISION OF WATER RESOURCES

101 Columbine Bldg., 1845 Sherman St.
Denver, Colorado 80203

RECEIVED

NOV 29 1972

WATER RESOURCES
STATE ENGINEER
COLORADO

X STATEMENT OF BENEFICIAL USE OF GROUND WATER AMENDMENT OF EXISTING RECORD

PERMIT NUMBER 53143

STATE OF COLORADO

COUNTY OF Jefferson

} SS.

THE AFFIANT(S) Arnold Langner

whose address is Route 1, Box 84, Morrison, Colo.

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon; the well is located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 6 S, Range 71 W, 6th P.M. at distances of 620 feet from the S section line and 1980 feet from the E section line; the total depth of the well is 300 feet; water from this well was first applied to a beneficial use for the purpose(s) described herein on the 6 day of July, 1972; the maximum sustained pumping rate of the well is 2 gallons per minute, the pumping rate claimed hereby is 2 gallons per minute; the average annual amount of water to be diverted is 1/2 acre-feet; for which claim is hereby made for Domestic purpose(s); the legal description of the land on which the water from this well is to be used is Same as above

which totals 1/2 acres and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge.

Signature(s) Arnold J. Langner

Subscribed and sworn to before me on this 6th day of

July, 1972.

My Commission expires: March, 1975

(Seal)

Barthelme J. Stearns
Notary Public

ACCEPTED FOR FILING IN THE OFFICE OF THE STATE ENGINEER OF
COLORADO ON THIS _____ DAY OF _____, 19____.

STATE ENGINEER

WHITE COPY FOR DIVISION OF WATER RESOURCES
PINK COPY FOR WELL OWNER

The amount of appropriation in acre feet is not considered to be made.

FOR OFFICE USE ONLY

Prior. Date _____, _____, 19____

Well Use 1

1/4, 1/4, 1/4, Sec. _____

T. _____, R. _____, _____ P.M.

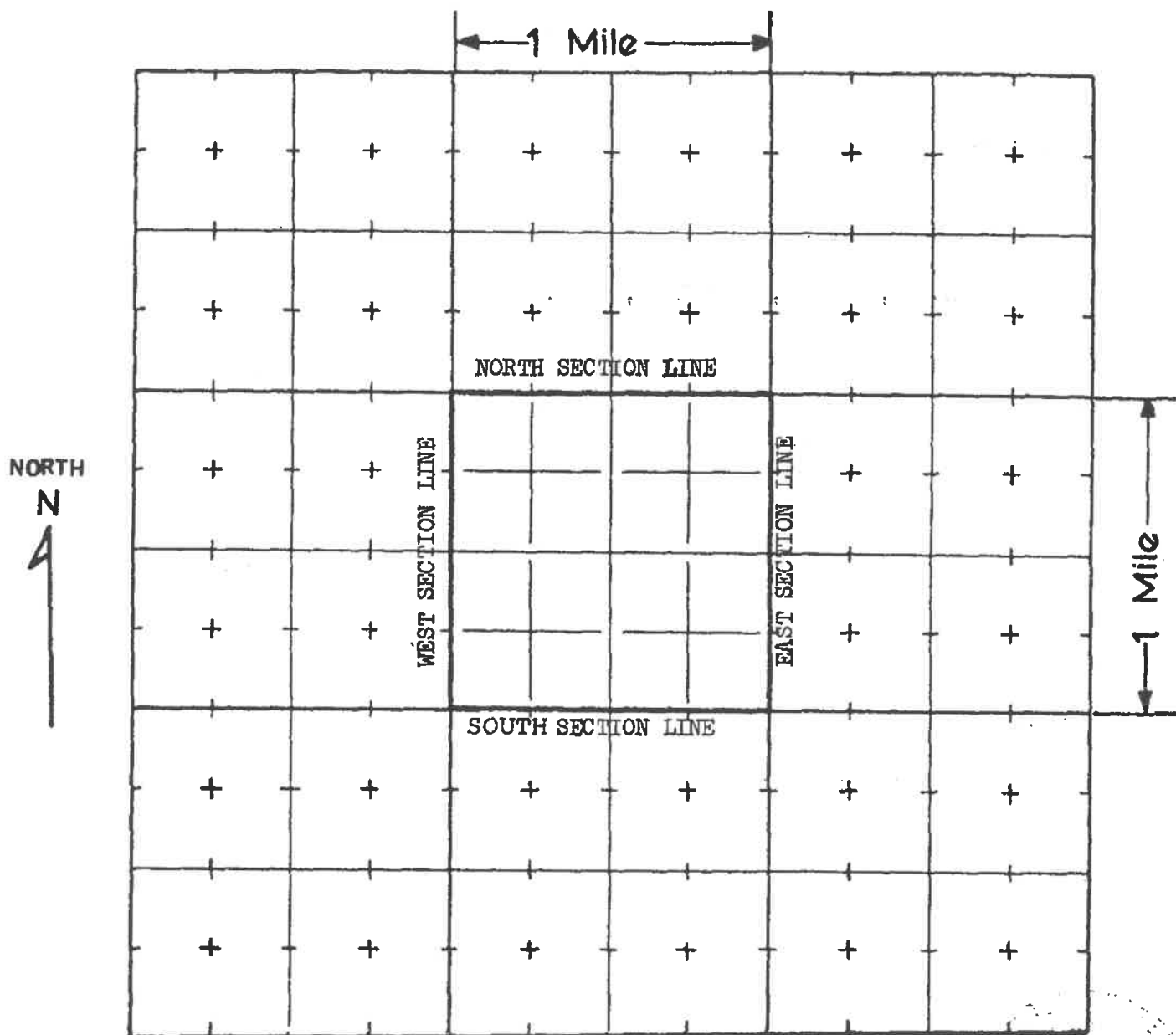
Yield _____ W.D. 1-23

Co. 30

Index _____

THE LOCATION OF THE WELL MUST BE SHOWN AND THE AREA ON WHICH THE WATER IS USED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW.

This diagram represents nine (9) sections. Use the **CENTER SQUARE** (one section) to indicate the location of the well, if possible.



THE SCALE OF THE DIAGRAM IS TWO INCHES EQUALS ONE-MILE

Meter Serial No. _____ ☐ Flow Meter ☐ Electric Meter ☐ Fuel Meter

X Owner of land on which water is being used Arnold J. Langman

WATER EQUIVALENTS TABLE (Rounded Figures)

- An acre-foot covers 1 acre of land 1 foot deep.
- 1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm).
- 1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
- 1,000 gpm pumped continuously for one day produces 4.42 acre-feet.
- 100 gpm pumped continuously for one year produces 160 acre-feet.

COLORADO DIVISION OF WATER RESOURCES

101 Columbine Bldg., 1845 Sherman St.
Denver, Colorado 80203THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HERE-
ON. TYPE OR PRINT IN BLACK
INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 53143WELL OWNER Arnold LangnerS W 1/4 of the S E 20ADDRESS Route 1, Box 84, Morrison, Colo.T. 6 S, R. 71 W, 6 P.M.DATE COMPLETED June 22, 1972

HOLE DIAMETER

8 in. from 0 to 23 ft.6 1/8 in. from 23 to 300 ft. in. from to ft.

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	11	Overburden	
11	21	Granite [fractured] Red	
21	94	Granite Red	
94	142	Quartz Pink & White	115
142	245	Granite Red [loose]	
245	255	Granite Red	260
255	300	Granite Gray	280
TOTAL DEPTH <u>300 Ft.</u>			

Use additional pages necessary to complete log.

CASING RECORD: Plain Casing

Size 6 5/8 & kind Steel from 0 to 23 ftSize 4 1/2 & kind Plastic from 10 to 240 ftSize & kind from to ft

Perforated Casing

Size 4 1/2 & kind Plastic from 240 to 300 ftSize & kind from to ftSize & kind from to ft

GROUTING RECORD

Material CementIntervals Placement Method Wet - 23 Ft.GRAVEL PACK: Size Interval

TEST DATA

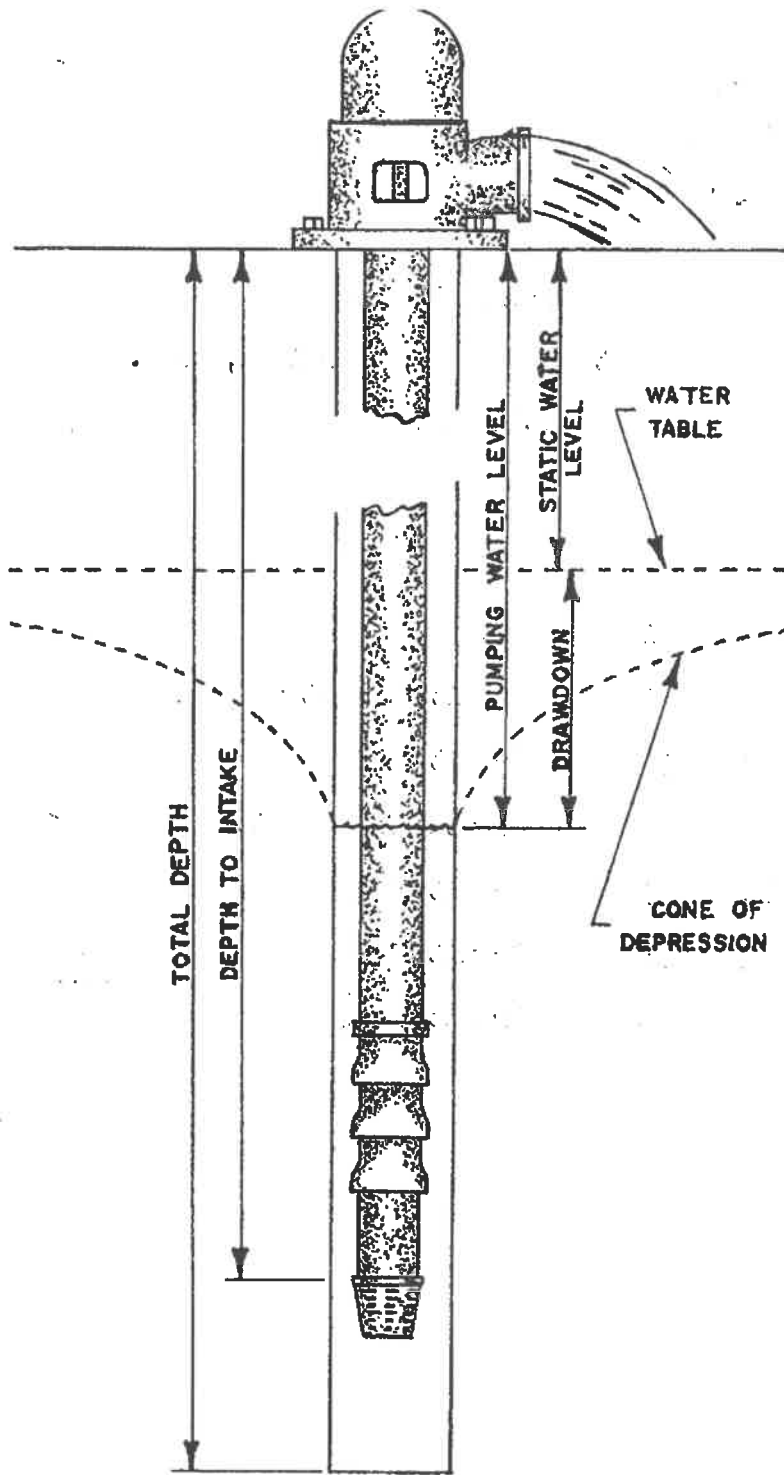
Date Tested June 22, 1972Static Water Level Prior to Test 120 fType of Test Pump AirLength of Test 3 Hrs.Sustained Yield (Metered) 2 GPMFinal Pumping Water Level

PUMP INSTALLATION REPORT

Pump Make _____
 Type _____
 Powered by _____ HP _____
 Pump Serial No. _____
 Motor Serial No. _____
 Date Installed _____
 Pump Intake Depth _____
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____
 Static Water Level Prior to Test _____
 Length of Test _____ Hours
 Sustained yield (Metered) _____ GPM
 Pumping Water Level _____
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature James E. Storm License No. 720
 State of Colorado, County of Jefferson SS
 Subscribed and sworn to before me this 6 day of July, 1972
 My Commission expires Don't SE, 1975
 Notary Public Richard P. Storm

MAR 7 '72

TYPE OR PRINT IN BLACK INK. APPLICATION MUST BE COMPLETED BEFORE ACCEPTANCE.

APPLICATION FOR:

☐ A PERMIT TO USE GROUND WATER
☒ A PERMIT TO CONSTRUCT A WELL
☐ REPLACEMENT FOR NO. _____
☐ A PERMIT TO INSTALL A PUMP
☐ OTHER _____

APPLICANT Arnold LangnerStreet Address Route 1, Box 84City & State Morrison, Colorado 80465Telephone No. 985-2970

NAME OF AQUIFER GROUND WATER IS TO BE OBTAINED

FROM: Mountain areaPROPOSED TOTAL DEPTH OF WELL 300 Ft.ESTIMATED MAXIMUM PUMPING RATE 15 GPM

AVERAGE ANNUAL AMOUNT OF GROUND WATER TO BE

APPROPRIATED 1 Acre-feet

ANTICIPATED GROUT PROGRAM

Material CementIntervals 20-30'Placement Method gravity

PROPOSED CASING:

Plain 6 5/8 in. from +1 ft. to 20 ft.Perf. in. from open well ft. to ft.Perf. in. from ft. to ft.Perf. in. from ft. to ft.Perf. in. from ft. to ft.Driller Licensed Committ Drilling No. 186Address 2495 S. Raritan,Englewood, Colorado

IF WELL IS USED FOR IRRIGATION, BACK SIDE OF THIS APPLICATION MUST BE COMPLETED. 21486

FOR OFFICE USE ONLY

CONDITIONS OF APPROVAL

GROUND WATER TO BE USED FOR:

☒ DOMESTIC (1) ☐ COMMERCIAL (4)
☐ LIVESTOCK (2) ☐ INDUSTRIAL (5)
☐ MUNICIPAL (8) ☐ IRRIGATION (6)
☐ OTHER _____

WATER RESOURCES
STATE ENGINEER

WELL LOCATION

COUNTY JeffersonSW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20T. 6 S., R. 71 W., 6th P.M.

IN ADDITION TO THE ABOVE, THE WELL MUST BE
LOCATED WITH REFERENCE TO GOVERNMENT SURVEY
CORNERS, MONUMENTS OR SECTION LINES BY DISTANCE
AND BEARING (DOMESTIC WELLS MAY BE LOCATED BY
LOT, BLOCK, & SUBDIVISION.)

_____ ft. from _____ section lin
(North or South)_____ ft. from _____ section lin
(East or West)LOT 9 BLOCK 4 FILING # 4SUBDIVISION Conifer Mountain

Ground Water Basin _____

Water Mgmt. Dist. _____

Anticipated drilling date June 19 72Owner of land on which well
is located:ApplicantOther water rights on this land x

Arnold J. Langner
Signature of Applicant

APPLICATION APPROVED: VALID FOR ONE (1) YEAR
AFTER DATE ISSUED UNLESS EXTENDED FOR GOOD
CAUSE SHOWN TO THE ISSUING AGENCY.

PERMIT NO. 53143DATE ISSUED MAR 15 1972

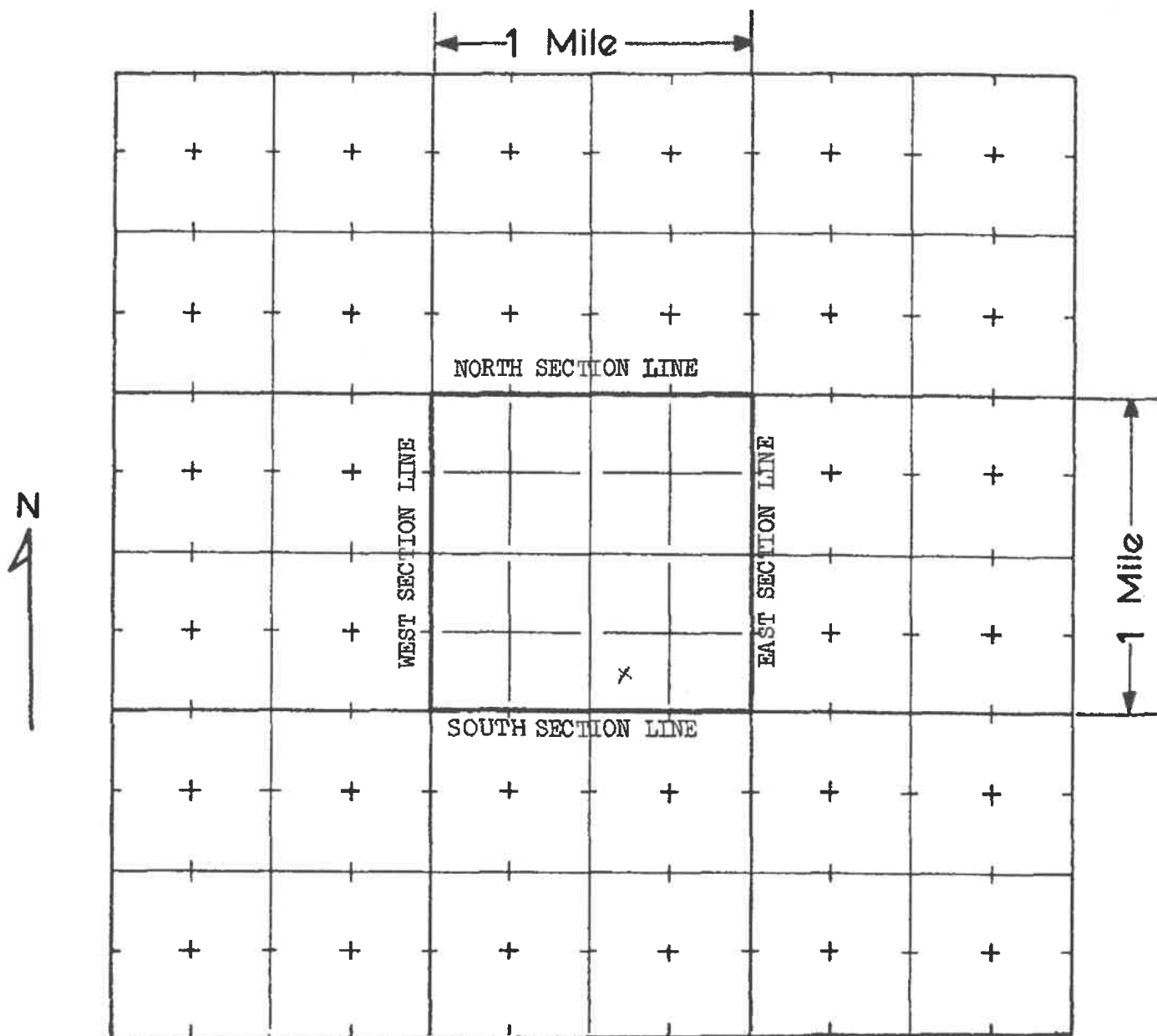
STATE ENGINEER

BY

Barlan W. Ecker

THE LOCATION OF THE PROPOSED WELL MUST BE SHOWN AND THE AREA TO BE IRRIGATED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW

This diagram represents nine (9) sections. Use the CENTER SQUARE (one section) to indicate the location of the well, if possible.



THE SCALE OF THE DIAGRAM IS TWO INCHES EQUALS ONE-MILE

Owner of irrigated land _____ Number of acres to be irrigated _____

Legal description of irrigated land _____

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep.
 1 cubic foot per second (cfs) 449 gallons per minute
 1 acre-foot 43,560 cubic feet 325,900 gallons.
 1,000 gpm pumped continuously for one day produces 4.42 acre-feet.
 100 gpm pumped continuously for one year produces 160 acre-feet.

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT NO. 13981

Site Address: 11325 PAULS DR

Issued to: ZURR

Legal Description: L9, B4, CONIFER MOUNTAIN

System Designed for 3 Bedroom Single Family Dwelling

Tank Size: 1000 gal (min)

Absorption Bed Size: 720 sq. ft. (min)

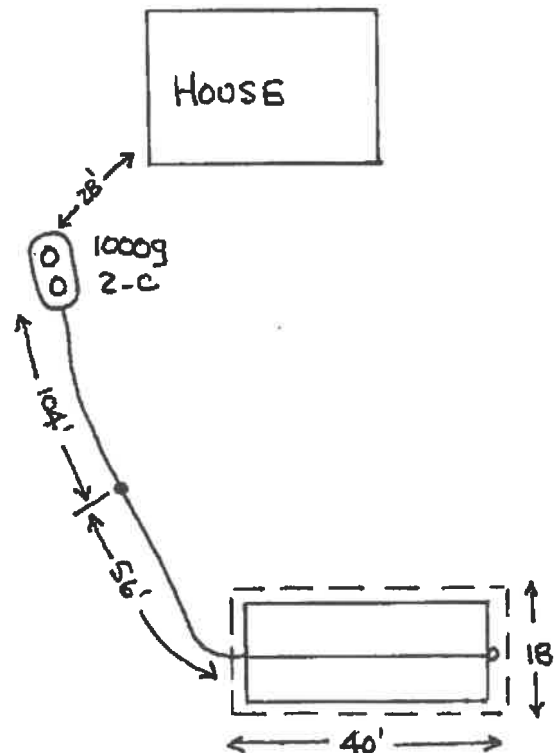
INSPECTOR D. DEARBORN DATE 9-20-91

SYSTEM AS INSTALLED

NORTH



⊙ WELL



JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT
260 South Kipling Street
Lakewood, Colorado 80226

PERMIT FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM NO. 13981

Permit Issued To: Paul and Janet Zurr, Jr.

Address: 11325 Pauls Drive
Conifer, CO. 80433

Location of System: Lot 9, Block 4, Conifer Mountain, Unit K

Conditions For Permit Issuance:

- 1.) This permit is issued for use by a 3 bedroom SINGLE FAMILY DWELLING ONLY. Despite applicable zoning any change in this use without prior approval by this Department will result in revocation of this permit.
- 2.) A preliminary inspection by this department must be made upon completion of the 6 foot excavation.
- 3.) No acceptance of this system will be made without final inspection by this department.
- 4.) Unless noted below, a minimum separation distance of 200 feet shall be maintained between all wells and leaching fields, existing or proposed.
- 5.) Well located on Lot 8 must be properly abandoned prior to final inspection.

Tank Capacity: 1000 Gal. minimum - 2 compartment

Absorption area: 720 Sq. Ft. (minimum)

Application Approval Date: September 6, 1991

THIS PERMIT EXPIRES ONE YEAR FROM THIS DATE.

Approved by Mark B. Johnson, MD, Director of Health

This individual sewage disposal system was installed by WAMPLER (License No.) 325 and has been inspected and accepted for use by a representative of the Jefferson County Health Department. The owner assumes all responsibility in case of failure or inadequacy of this sewage disposal system.

Date: 9/24/91 Sanitarian 

Type of Soil: Light tan sandy loam

Percolation Data: 5 mri

Bedrock Data: Granite Grvs

Groundwater Data: 76'

Slope of Ground Surface: 16%

Type of System: RBSB

On-Site Inspection Data: _____

Tank Capacity: 1000 Gal.

Absorption Area: 720 ϕ

Conditions For Permit Issuance: (Check Where Applicable)

- (☒) 1.) Number of bedrooms 3.
- (☒) 2.) A 6 foot preliminary inspection required.
- (☒) 3.) Final inspection required.
- (☒) 4A) 200 foot Separation Distances required.
- (☒) 4B) 200 foot Separation Distances with exceptions -
Exceptions must be noted below:
- 5-) 4B - Well located on lot 8 must be properly
abandoned prior to final inspection.

Application Acceptance Date: 8/26/91

Sanitarian: [Signature]

Supervisor: [Signature]

report
2.3
NO

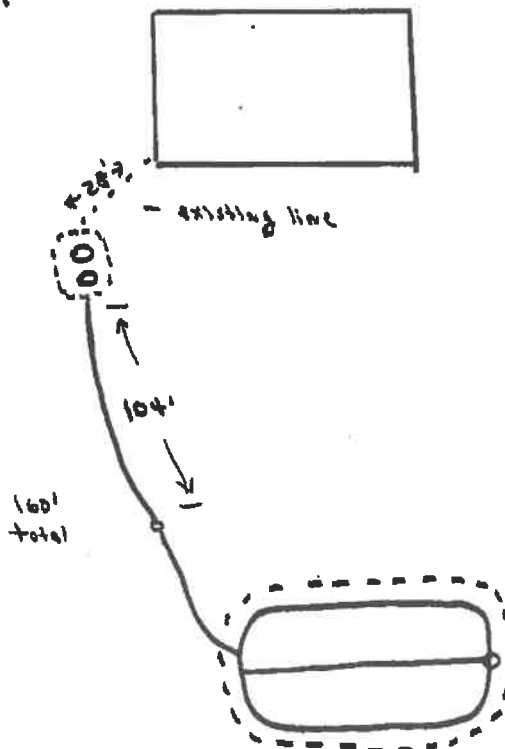
Inspection Data

well Lot 8
abandoned
B-4 FINAL

9-16-91 field not
rectangular, but is
729'
Soil decom material
lot 7 well 215'
lot 8 well not
abandoned
onsite well > 220'
9/20/91 final inspection
field ok - tank in
1000 gal (2c) - 05 - line
all ok - well on
lot 8 abandoned -
[Signature]

Sketch of Completed System:

Wall ↑





215.03'

LOT 9 BLK 4
CALIFORNIA SUB
UNIT 4

RESTING FIELD

1000 GAL SEPTIC
TANK

GARAGE



2 BED ROOM HOUSE

NEW 18 K TO ABSORPTION
PIT

PROPERTY
WELL



173.24'

126.48'

286.47'

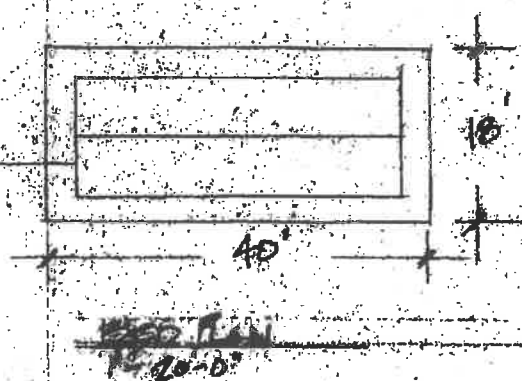
115.19'

ADJACENT LOT 8

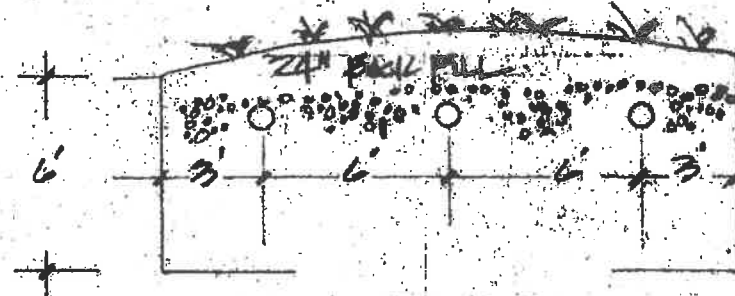
200 FEET PULLS TO LOT 7
WELL

SITE PLAN
1" = 50'-0"

1000 GAL. 2 CHAMBER
CONCRETE SEPTIC TANK
NO SCALE



SEPTIC TANK
1" = 20'-0"



BED AREA
1" = 6'-0"

CONSTRUCTION NOTES:

1. EXCAVATE BED TO A DEPTH OF 6 FEET AND BACKFILL
2. BED AREA TO BE 720 SQ. FT.
3. PLACE 24" OF ON SITE TOP SOIL BELOW DRAIN TILE TO SLOW PERCOLATION RATE
4. DRILL AND FRACTURE BED BOTTOM BY PLASTING IF NECESSARY.
5. INSTALL NEW 1000 GAL CONCRETE SEPTIC TANK.
6. WELL DISTANCES TO INCREASE OR REMAIN SAME.
7. INSTALL AS PER DRAWING / AS PER I.E.T.C. CODE.
8. NOTE: PERCOLATION RATE WILL INCREASE WITH DEPTH AS SOIL COMPACTION INCREASES WITH DEPTH.

SOIL: A LIGHT
TAN SANDY
GRAVELLY LOAM.
1% CLAY
16 GROUNDWATER
PERCOLATION RATE:
5 M.P.I.

8'

SOIL PROFILE
1" = 6'-0"

9. TO REDUCE HYDRAULIC LOADING LOW FLUSH TOILETS / LOW FLOW SHOWER HEADS / EFFICIENT LAUNDRY MACHINES SHOULD BE INSTALLED



DAVIS ENGINEERING		674-2224
15175 HILVERLAND LN. PINE COLO.		80470
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY
DATE: 8.19.91		REVISED
INDIVIDUAL SEWAGE DISPOSAL SYSTEM REPAIR		
11325 PAULS DRIVE CONIFER.		DRAWING NUMBER

PAULS DRIVE

RECEIVED
50727
AUG 23 1991
756
Jefferson County Health Dept.

(X) NEW (~~X~~) REPAIR () RENEWAL () ADDITION
Name of Owner: PAUL AND JANET ZURR JR. Phone: 848-1033
Mailing Address of Owner: 11325 PAULS DR. CONIFER, CO. 80433
Name of Applicant: PAUL F. ZURR JR. Phone: 848-1033
Mailing Address of Applicant: 11325 PAULS DR. CONIFER, CO. 80433
Location of Proposed System:
Legal Description: Lot 9, Blk 4, Conifer Mtn Sub, Unit K
Street Address: 11325 PAULS DR. CONIFER CO. 80433
Size of Property: 2.33 DATE LEGALLY SUBDIVIDED
Type of Structure: (~~X~~) Single Family Dwelling - No. of Bedrooms 3
Other

The following data must be provided with this application:

1. Soil test data.
2. Sewer system design for systems in mountain areas and certain other areas.
3. A plot plan showing relevant features.
4. A geologic report if the separation distance between any well and absorption field is between 100 and 200 feet.
5. Adjacent property information.

Permit to be mailed to (X) Owner (X) Applicant () Picked Up

Permit must be issued before a building permit can be obtained.

Signature of Owner: Paul L. Zuercher Application Date:

Jefferson County I.S.D.S. Information
Profile Sheet for Data Entry

Address: Pauls Drive

Street Name

1111111111131215

Street Number

File No: 1111111111

City: Conifer

1111111111

State: CO Zip Code: 80431

11111111

Mailing Address: 11325 Pauls Drive, Conifer CO 80433

Legal: Lot: 119 Block: 114 Filing: 114 Acreage: 112.13

Subdivision: Conifer Mt. Subdivision

M&B: Qtr Section: _____ Section: 111

Twp: 11 Range: 111 Water Supply: Public: 11 Well: ☒

Other: _____ Geologic Just? 11

Permit: New: 11 Repair: ☒ Addition: 11 Varia. _____ Review Case

Type of System/Remarks: 1R1B1S1B1

System Code

Number of Bedrooms 3 Tank Capacity: 11111111

Permit No: 113191811

Leach Field Size: 118 Wide by 114 Long Area: 117120

Tank Location: 28' South of home

Final: 119112011911 Orig Owner: Zurr

Last Name

Installer: Wampler

Engineer: Oru

Well Permit No: 1111111111