

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(SPD19-6-17) (Mandatory 1-18)

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 DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Disclosure is correct to **Seller's CURRENT ACTUAL KNOWLEDGE** as of this Date. **Any changes must be disclosed by Seller to Buyer promptly after discovery. Seller's failure to disclose a known material defect 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 Disclosure or not. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or unit itself, except as stated in Section O. Broker may deliver a copy of this Disclosure to prospective buyers.

Note: The Contract to Buy and Sell Real Estate, not this Disclosure, determines whether an item is included or excluded;

if there is an inconsistency between this Disclosure and the Contract, the Contract controls.

Date:

Property Address: **30724 Stratton Court, Evergreen, CO 80439**

Seller: **Jeffrey S English and Pamela A Wilson-English**

Year Built:

I. IMPROVEMENTS

A.	STRUCTURAL CONDITIONS If you know of any of the following problems EVER EXISTING check the "Yes" column:	Yes	Comments
1	Structural problems		
2	Moisture and/or water problems		
3	Damage due to termites, other insects, birds, animals or rodents	<input checked="" type="checkbox"/>	Many years ago some nuthatches pecked a few holes in the siding which were repaired.
4	Damage due to hail, wind, fire, flood or other casualty		
5	Cracks, heaving or settling problems		
6	Exterior wall or window problems	<input checked="" type="checkbox"/>	A couple of the cranks on the windows and the wood on a couple of windows have been repaired over the years. The cranks might need occasional lubrication. Windows are wooden and may swell on occasion depending on the weather and temperature.
7	Exterior Artificial Stucco (EIFS)		
8			
9			

B.	ROOF If you know of any of the following problems EVER EXISTING check the "Yes" column:	Yes	Comments
1	Roof leak		
2	Damage to roof		
3	Skylight problems		
4	Gutter or downspout problems		
5	Other roof problems		
6			
7			

B-1.	ROOF - Other Information: Do you know of the following on the Property:	Yes	Comments

1	Roof under warranty until Transferable	<input checked="" type="checkbox"/>	The roof was replaced several years ago because it has shake shingles. The new roof is some sort of composite material. We left a few of the pieces in the garage. I don't know if there is still a warranty or if it is transferable.
2	Roof work done while under current roof warranty		
3	Roof material some form of composite material Age ;?		See number 1 above.
4			
5		<input type="checkbox"/>	

C. APPLIANCES				
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			
3	Clothes washer			
4	Dishwasher			
5	Disposal			
6	Freezer			
7	Gas grill			
8	Hood			
9	Microwave oven			
10	Oven			
11	Range			
12	Refrigerator			
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
15	Trash compactor			
16				
17				

D. ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following check the "Yes" column:				
		Yes	Age If Known	Comments
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire			
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire			
4	Light fixtures			
5	Switches & outlets			
6	Electrical Service			
7	Telecommunications (T1, fiber, cable, satellite)			
8	Inside telephone wiring & blocks/jacks			
9	Ceiling fans			
10	Garage door opener and remote control			
11	Intercom/doorbell			
12	In-wall speakers			
13		<input type="checkbox"/>		
14				

D-1. ELECTRICAL & TELECOMMUNICATIONS - Other Information:				
Do you know of the following on the Property:		Yes	Age If Known	Comments
1	220 volt service	<input checked="" type="checkbox"/>		i believe it had a 220 outlet in the laundry when the house was originally built.
2	Landscape lighting			
3	Aluminum wiring at the outlets (110)			
4	Electrical Service: Amps			
5	Garage door control(s) # 2	<input checked="" type="checkbox"/>		
6				
7				

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				
5				

F. VENTILATION, AIR, HEAT				
If you know of any problems NOW EXISTING with the following check the "Yes" column:		Yes	Age If Known	Comments
1	Heating system			
2	Air conditioning:			
	Evaporative cooler			
	Window units			
	Central			
	Computer room			
3	Attic/whole house fan			
4	Vent fans			
5	Humidifier			
6	Air purifier			
7	Fireplace			
8	Fireplace insert			
9	Heating Stove	<input checked="" type="checkbox"/>		There is a pellet stove in the basement which is not working, apparently due to a bad auger. We have a new auger, but have been unable to replace the old one.
10	Fuel tanks			
11				
12				

F.-1 VENTILATION, AIR, HEAT - Other Information:		Comments
Do you know of the following on the Property:		
1	Heating system (including furnace): Type Forced air Fuel Gas Type Fuel	
2	Fireplace: Type Fuel	
3	Fireplace insert	The fireplace in the living room is gas.
4	Heating Stove: Type Pellet stove in Fuel Pellets	Currently not working. See above.
5	When was fireplace/wood stove, chimney/flue last cleaned: Date: 8/9/19 <input type="checkbox"/> Do not know	May be a day or two off.
6	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	
7	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Type	
8		
9		

G. WATER				
If you know of any problems NOW EXISTING with the following check the "Yes" column:		Yes		Comments
1	Water system (including lines and water pressure)			
2	Water heater(s)			
3	Water filter system			
4	Water softener			
5	Well			
6	Water System Pump			
7	Sauna			
8	Hot tub or spa			
9	Steam room/shower			
10	Pool			
11	Underground sprinkler system			
12	Fire sprinkler system			
13	Backflow prevention device			
14	Irrigation system			
15	Irrigation pump			
16				
17				

WATER - Other Information:		Yes	Age If Known	Comments
G-1.	Do you know of the following on the Property:			
1	Water heater: Number of 1 Fuel type Gas Capacity 48 gallons	<input checked="" type="checkbox"/>		It also has an expansion tank.
2	Water filter system: Owned Leased			
3	Water softener: Owned Leased			
4	Well Metered			
5	Well - Date of last inspection			
6	Galvanized pipe			
7	Polybutylene pipe			
8				
9				

SOURCE OF WATER & WATER SUPPLY:	
H.	Do you know of the following on the Property:
1	Type of water supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are Not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No. The Water Provider for the Property can be contacted at: Name: Evergreen Metropolitan District Address: 30920 Stagecoach Blvd. Evergreen, CO 80439 Web Site: www.evergreenmetrodistrict.com Phone No.: 303-674-4112 <input type="checkbox"/> 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.

SEWER		Yes	Comments
I.	If you know of any problems NOW EXISTING with the following check the "Yes" column:		
1	Sewage system (including sewer lines)		
2	Lift station (sewage ejector pump)		
3	Sump pump(s) # of		
4	Gray water storage/use		
5			

SEWER - Other Information:	
I-1.	Do you know of the following on the Property:
1	Type of sanitary sewer service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other If the Property is served by an on-site septic system, provide buyer with a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon
2	If a septic system, date latest Individual Use Permit issued:
3	If a septic system, date of latest inspection:
4	If a septic system, date of latest pumping:
5	
6	

FLOODING AND DRAINAGE		Yes	Comments
J.	If you know of any problems EVER EXISTING with the following on the Property check the "Yes" column:		
1	Flooding or drainage		
2			

DRAINAGE AND RETENTION PONDS - Other Information: Do		Yes	Comments
J-1	you know of the following on the Property:		
1	Drainage, retention ponds		
2			

OTHER DISCLOSURES - IMPROVEMENTS		Yes	Comments
K.	If you know of any problems NOW EXISTING with the following check the "Yes" column:		
1	Included fixtures and equipment		

2	Stains on carpet	<input checked="" type="checkbox"/>	There a a few stains as seen on the carpet at present.
3	Floors and sub-floors		
4			
5			

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 from this Date without approval by the owner's association or the designated approving body		
8	Any additions or alterations made		
9	Other legal action		
10			
11			

M. ACCESS & PARKING If you know of any of the following EVER EXISTING check the "Yes" column:			
		Yes	Comments
1	Any access problems		
2	Roads, driveways, trails or paths through the Property used by others	<input checked="" type="checkbox"/>	We share the top of our driveway with a neighbor.
3	Public highway or county road bordering the Property	<input checked="" type="checkbox"/>	The top of our property is adjacent to Keystone Drive.
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	<input checked="" type="checkbox"/>	Top of driveway.
7	Requirements for curb, gravel/paving, landscaping	<input checked="" type="checkbox"/>	The HOA has various rules which apply to exterior items such as landscaping.
8			
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, radon, methane, mill tailings, solvents or petroleum products		
2	Underground storage tanks		
3	Aboveground storage tanks		
4	Underground transmission lines		
5	Animals kept in the residence	<input checked="" type="checkbox"/>	We have had dogs and possibly a couple of cats during our occupancy.
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		
7	Monitoring wells or test equipment		
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property		
9	Mine shafts, tunnels or abandoned wells on the Property		
10	Within governmentally designated geological hazard or sensitive area		
11	Within governmentally designated flood plain or wetland area		
12	Dead, diseased or infested trees or shrubs		

13	Environmental assessments, studies or reports done involving the physical condition of the Property		
14	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
15	Tobacco smoke in interior of improvements of Property		
16	Other environmental problems		
17			
18			

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	<input checked="" type="checkbox"/>	
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		
3	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)		
4	Problems or defects in the Common Elements or Limited Common Elements of the Association Property		
5			
6			

OTHER DISCLOSURES - GENERAL			
If you know of any of the following NOW EXISTING check the "Yes" column:		Yes	Comments
1	Any part of the Property leased to others (written or oral)		
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property		
3	Any property insurance claim submitted (whether paid or not)	<input checked="" type="checkbox"/>	There were a couple of minor claims submitted many years ago.
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		
6	Government special improvements approved, but not yet installed, that may become a lien against the Property		
7	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
8			
9			

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This Disclosure is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER:

Seller acknowledges that Broker will disclose to any prospective buyer all adverse material facts actually known by Broker, including but not limited to adverse material facts pertaining to the physical condition of the Property, any material defects in the Property, and any environmental hazards affecting the Property. These types of disclosures may include such matters as structural defects, soil conditions, violations of health, zoning or building laws, and nonconforming uses and zoning variances.

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

Jeffrey S English

Date: 8/23/2019

Seller: *Jeffrey S English*

Pamela A Wilson-English

Date: 8/23/2019

Seller: *Pamela A Wilson-English*

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:
 - 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 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 inspect the Property when this Disclosure 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. Whether any item is included or excluded is determined by the contract between Buyer and Seller and not this Seller's Property Disclosure.
6. Seller does not warrant that the Property is 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.
7. Buyer receipts for a copy of this Disclosure.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

SPD19-6-17. SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

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

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

5
6 **SOURCE OF WATER ADDENDUM**
7 **TO CONTRACT TO BUY AND SELL REAL ESTATE**

8 Date: 8/21/2019

9
10 **1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE.** This Source of Water
11 Addendum (Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller
12 and Buyer dated _____ (Contract), for the purchase and sale of the Property known as No.
13 **30724 Stratton Court, Evergreen, CO 80439**

14
15 **2. SOURCE OF POTABLE WATER.** Seller discloses the following information for the source of
16 potable water for the Property:

17
18 **[Select and complete 1, 2 or 3 as applicable.]**

19
20 **2.1** The Property's source of water is a Well. Well Permit #:
21 If a well is the source of water for the Property, a copy of the current Well Permit
22 **Is** **Is Not** attached.

23
24 **2.2** The Water Provider for the Property can be contacted at:
25 Name: Evergreen Metropolitan District
26 Address: 30920 Stagecoach Blvd., Evergreen, CO 80439
27 Web Site: https://www.colorado.gov/evergreenmetro
28 Phone No.: 303-674-4112

29
30 **2.3** There is neither a Well nor a Water Provider for the Property. The source of water
31 for the Property is [describe source]:

32
33 **NOTE TO BUYER: SOME WATER PROVIDERS RELY, TO VARYING DEGREES ON**
34 **NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR**
35 **INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF**
36 **THE PROVIDER'S WATER SUPPLIES.**

37
38 Jeffrey S English

Date: 8/23/2019

39 Seller: Jeffrey S English

40 Pamela A Wilson-English

Date: 8/23/2019

Seller: Pamela A Wilson-English

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 · ©2016 CTM Software Corp.

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: **30724 Stratton Court, 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
<input type="checkbox"/> Exterior measurement		
<input type="checkbox"/> FHA		
<input type="checkbox"/> ANSI		
<input type="checkbox"/> Local standard		
<input type="checkbox"/> 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
<input type="checkbox"/> Prior appraisal (Date of document)		
<input type="checkbox"/> Building plans (Date of document)		
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	08/21/2019	3683
<input type="checkbox"/> 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:  Date: 8/21/2019
Carrie Hurich

The undersigned acknowledge receipt of this disclosure.

 Date: 8/23/2019
Seller: **Jeffrey S English**

Pamela A Wilson-English

Date: 8/23/2019

Seller: *Pamela A Wilson-English*

Buyer: _____

Date: _____

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