



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: **8/18/2020**

Property Address: **29185 Roan Dr, Evergreen, CO 80439**

Seller: **Gary E Kessler and Stephanie Popp Kessler**

Year Built: **2005**

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		
4	Damage due to hail, wind, fire, flood or other casualty		
5	Cracks, heaving or settling problems	<input checked="" type="checkbox"/>	Some slight cracking of concrete apron in front of garage
6	Exterior wall or window problems		
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	<input checked="" type="checkbox"/>	Yes, hail storm. New roof installed in 2010
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 n/a Transferable n/a		
2	Roof work done while under current roof warranty		
3	Roof material Asphalt shingle Age :10		
4			

Initials _____

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		15	
5	Disposal		1	
6	Freezer			
7	Gas grill		10	
8	Hood		15	
9	Microwave oven		1	
10	Oven		15	
11	Range		15	
12	Refrigerator		13	
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
14	Satellite system or DSS dish: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased		10	
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 checked="" type="checkbox"/> Hardwire		2 yrs	
3	Carbon Monoxide Alarm: <input checked="" type="checkbox"/> Battery <input type="checkbox"/> Hardwire		5 yrs	
4	Light fixtures		15	(3) are brand new
5	Switches & outlets		15	
6	Electrical Service		15	
7	Telecommunications (T1, fiber, cable, satellite)		15	
8	Inside telephone wiring & blocks/jacks		15	
9	Ceiling fans		15	
10	Garage door opener and remote control		15	
11	Intercom/doorbell		15	
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"/>	15	
2	Landscape lighting			
3	Aluminum wiring at the outlets (110)			
4	Electrical Service: Amps		15	
5	Garage door control(s) # 3		15	
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)		15	
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		15	
2	Air conditioning:			
	Evaporative cooler			
	Window units			
	Central			
3	Attic/whole house fan			
4	Vent fans			
5	Humidifier		5	
6	Air purifier			
7	Fireplace		15	
8	Fireplace insert			
9	Heating Stove		12	
10	Fuel tanks			
11				
12				

VENTILATION, AIR, HEAT - Other Information:				
F-1	Do you know of the following on the Property:	Comments		
1	Heating system (including furnace): Type Forced Air Fuel Nat Gas Type Fuel			
2	Fireplace: Type Heat-n-glo Fuel Nat Gas			
3	Fireplace insert			
4	Heating Stove: Type Jotul 3 Fuel Nat Gas			
5	When was fireplace/wood stove, chimney/flue last cleaned: Date: <input checked="" type="checkbox"/> Do not know			
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				

WATER				
G.	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:				
G-1.	Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Water heater: Number of 1 Fuel type Nat Gas Capacity 50 gal		6	
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				

Initials _____

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 Metro District Address: 30920 Stagecoach Blvd Evergreen Web Site: _____ 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			
I.	If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1	Sewage system (including sewer lines)		
2	Lift station (sewage ejector pump)		
3	Sump pump(s) # of 1		
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 checked="" 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			
J.	If you know of any problems EVER EXISTING with the following on the Property check the "Yes" column:	Yes	Comments
1	Flooding or drainage		
2			

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

OTHER DISCLOSURES - IMPROVEMENTS			
K.	If you know of any problems NOW EXISTING with the the following check the "Yes" column:	Yes	Comments
1	Included fixtures and equipment		
2	Stains on carpet		
3	Floors and sub-floors		
4			
5			

II. GENERAL

USE, ZONING & LEGAL ISSUES			
L.	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		

Initials _____

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"/>	Shared driveway
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	<input checked="" type="checkbox"/>	Driveway
7	Requirements for curb, gravel/paving, 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"/>	Toy Poodles (2)
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		non smokers
16	Other environmental problems		
17			
18			

O. 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		

Initials _____

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			
P.	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)		
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		<input checked="" type="checkbox"/>	

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**.

Gary E Kessler

Date: 8/18/2020

Seller: **Gary E Kessler**

Stephanie Popp Kessler

Date: 8/18/2020

Seller: **Stephanie Popp Kessler**

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;

Initials _____

- 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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Initials _____



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: 8/18/2020

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. 29185 Roan Dr, 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 #:
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: Evergreen Metropolitan District
Address: 30920 Stagecoach Blvd. Evergreen, CO 80439
Web Site: www.evergreenmetrodistrict.com
Phone No.: 303-674-4112

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.

Gary E Kessler

Date: 8/18/2020

Seller: Gary E Kessler

Stephanie Popp Kessler

Date: 8/18/2020

Seller: Stephanie Popp Kessler

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42 Buyer: _____ Date: _____

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45 Buyer: _____ Date: _____

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SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. CTM eContracts - ©2020 MRI Software LLC - All Rights Reserved



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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: **29185 Roan Dr, 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	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> FHA	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> ANSI	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> Local standard <i>n/a</i>	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> Other <i>n/a</i>	<i>n/a</i>	<i>n/a</i>

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)	<i>n/a</i>	<i>n/a</i>
<input type="checkbox"/> Building plans (Date of document)	<i>n/a</i>	<i>n/a</i>
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	08/02/2020	2611
<input type="checkbox"/> Other <i>n/a</i>	<i>n/a</i>	<i>n/a</i>

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: 8/2/2020
The Andersen Group: Katie Stone and/or Meredith Andersen and/or Parisa Zohoori

The undersigned acknowledge receipt of this disclosure.

 Date: 8/18/2020
 Seller: **Gary E Kessler**

Stephanie Popp Kessler

Date: **8/18/2020**

Seller: **Stephanie Popp Kessler**

Buyer: _____ Date: _____

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