COLDWELL BANKER
RESIDENTIAL BROKERAGE

Linda Pinkul
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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF 94-5-04)

SQUARE FOOTAGE DISCLOSURE

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

Property Address: 28237 BELLE VISTA DR, 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)	08/12/10	4467
☐	Assessor's office	(Date obtained)		
☐	Other			

Measurement is for the purpose of marketing, may not be exact and is not for loan, valuation or other purpose. **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 on or before the Inspection Objection Deadline of the contract.

By Linda Pinkul — 8/27/10
Listing Licensee — Date
Linda Pinkul

The undersigned acknowledge receipt of this disclosure.

Richard H Smith 8/27/10
Seller Richard H Smith — Date

Seller — Date

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Seller Date	Seller Date
Buyer Date	Buyer Date
Buyer Date	Buyer Date

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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 the best of Seller's CURRENT ACTUAL KNOWLEDGE as of this Date. **Any changes will be disclosed by Seller to Buyer promptly after discovery.** Seller hereby receipts for a copy of this Disclosure. 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 L. Broker may deliver a copy of this Disclosure to prospective buyers.

Note: If an item is not present at the Property or if an item is not to be included in the sale, mark the "N/A" column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded; if there is an inconsistency between this form and the Contract, the Contract controls.

Date: August 27, 2010
Property Address: 28237 BELLE VISTA DR, Conifer, CO 80433
Seller: Richard H Smith

I. IMPROVEMENTS

A.	STRUCTURAL CONDITIONS Do any of the following conditions **now exist or have they ever existed:**	Yes	No	Do Not Know	N/A	Comments
1	Structural problems		X			
2	Moisture and/or water problems					
3	Damage due to termites, other insects, birds, animals or rodents		X			
4	Damage due to hail, wind, fire or flood		X			
5	Cracks, heaving or settling problems		X			
6	Exterior wall or window problems	X				replaced stucco completely
7	Exterior Artificial Stucco (EIFS) (?)					
8	Any additions or alterations made	X				master closet/remodel
9	Building code, city or county violations		X			

B.	ROOF	Yes	No	Do Not Know	N/A	Comments
1	Roof problems	X				composite not installed properly
2	Roof material: tile Age 2 yrs. Roof material: Age					replaced w/remodel
3	Roof leak: Past	X				no ice shield until new roof
4	Roof leak: Present		X			
5	Damage to roof: Past		X			
6	Damage to roof: Present		X			
7	Roof under warranty until lifetime. Transferable yes	X				(will verify w/ contractor)
8	Roof work done while under current roof warranty		X			
9	Skylight problems		X			but replaced 2 yrs. ago
10	Gutter or downspout problems		X			but replaced 2 yrs. ago

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		IN WORKING CONDITION					
C.	APPLIANCES	Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Built-in vacuum system & accessories	X			3		
2	Clothes dryer					X	
3	Clothes washer					X	
4	Dishwasher	X			2		
5	Disposal	X			2		
6	Freezer	X			2		
7	Gas grill					X	
8	Hood	X			2		
9	Microwave oven	X			2		
10	Oven	X			2		
11	Range	X			2		
12	Refrigerator	X			2		
13	T.V. antenna: ☐ Owned ☐ Leased					X	
14	Satellite system or DSS dish: ☐ Owned ☒ Leased	X					
15	Trash compactor					X	

		IN WORKING CONDITION					
D.	ELECTRICAL & TELECOMMUNICATIONS	Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Security system: ☒ Owned ☐ Leased	X					
2	Smoke/fire detectors: ☒ Battery ☒ Hardwire	X					
3	Carbon Monoxide Alarm: ☐ Battery ☐ Hardwire			X			
4	Light fixtures	X					
5	Switches & outlets	X			2		
6	Aluminum wiring (110)			X			
7	Electrical _____ Amps _____	X					
8	Telecommunications (T1, fiber, cable, satellite)					X	
9	Inside telephone wiring & blocks/jacks	X					
10	Ceiling fans	X			2		
11	Garage door opener	X		3			
12	Garage door control(s) # _____	X		3			
13	Intercom/doorbell	X					
14	In-wall speakers					X	
15	220 volt service	X					
16	Landscape lighting					X	

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		IN WORKING CONDITION					
E.	MECHANICAL	Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Air conditioning:					X	
	Evaporative cooler					X	
	Window units					X	
	Central					X	
2	Attic/whole house fan					X	
3	Vent fans					X	
4	Humidifier					X	
5	Air purifier					X	
6	Sauna					X	
7	Hot tub or spa					X	
8	Steam room/shower	X					
9	Pool					X	
10	Heating system: Type _____ Fuel natural gas Type _____ Fuel _____	X					
11	Water heater: Number of _____ Fuel type elec. Capacity _____	X					
12	Fireplace: Type _____ Fuel nat gas	X					
13	Fireplace insert	X					
14	Stove: Type _____ Fuel _____					X	
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: _____ ☐ Do not know					X	
16	Fuel tanks: ☐ Owned ☐ Leased					X	
17	Radiant heating system: ☑ Interior ☐ Exterior Hose Type _____	X					
18	Overhead door	X					
19	Entry gate system					X	
20	Elevator					X	

		IN WORKING CONDITION					
F.	WATER, SEWER & OTHER UTILITIES	Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Water filter system: ☐ Owned ☐ Leased						
2	Water softener: ☐ Owned ☐ Leased						
3	Sewage problems: ☐ Yes ☐ No ☐ Do not know						
4	Lift station (sewage ejector pump)						
5	Drainage, storm sewers, retention ponds						
6	Grey water storage/use						
7	Plumbing problems: ☐ Yes ☐ No ☐ Do not know						
8	Sump pump						
9	Underground sprinkler system						
10	Fire sprinkler system						
11	Polybutylene pipe: ☐ Yes ☐ No ☐ Do not know						
12	Galvanized pipe: ☐ Yes ☐ No ☐ Do not know						
13	Backflow prevention device: ☐ Domestic ☐ Irrigation ☐ Fire ☐ Sewage						
14	Irrigation pump						

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15	Well pump	X						
		IN WORKING CONDITION						
G.	OTHER DISCLOSURES—IMPROVEMENTS	Yes	No	Do Not Know	Age If Known	N/A		Comments
1	Included fixtures and equipment in working condition	X						

II. GENERAL

H.	USE, ZONING & LEGAL ISSUES	Yes	No	Do Not Know	N/A		Comments
1	Zoning violation, variance, conditional use, enforceable PUD or non-conforming use		X				
2	Notice or threat of condemnation proceedings		X				
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		X				
4	Violation of restrictive covenants or owners' association rules or regulations		X				
5	Any building or improvements constructed within the past one year from this Date without approval by the Association or the designated approving body		X				
6	Notice of zoning action related to the Property		X				
7	Other legal action		X				

I.	ACCESS, PARKING, DRAINAGE & SIGNAGE	Yes	No	Do Not Know	N/A		Comments
1	Any access problems		X				
2	Roads, driveways, trails or paths through the Property used by others		X				
3	Public highway or county road bordering the Property		X				
4	Any proposed or existing transportation project that affects or is expected to affect the Property		X				
5	Encroachments, boundary disputes or unrecorded easements		X				
6	Shared or common areas with adjoining properties		X				
7	Requirements for curb, gravel/paving, landscaping		X				
8	Flooding or drainage problems: Past		X				
9	Flooding or drainage problems: Present		X				

J.	WATER & SEWER SUPPLY	Yes	No	Do Not Know	N/A		Comments
1	Water Rights: Type _____	X					
2	Water tap fees paid in full		X		X		
3	Sewer tap fees paid in full		X		X		
4	Subject to augmentation plan			X			
5	Well required to be metered		X				

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6	Type of water supply: ☐ Public ☐ Community ☐ Well ☐ Shared Well ☐ Cistern ☐ None If the Property is served by a Well, a copy of the Well Permit ☐ **Is** ☒ **Is Not attached.** Well Permit #: _____ ☐ Drilling Records ☐ Are ☐ Are not attached. 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.**
7	Type of sanitary sewer service: ☐ Public ☐ Community ☐ Septic System ☐ None ☐ Other _____ If the Property is served by an on-site septic system, supply to buyer a copy of the permit. Type of septic system: ☐ Tank ☐ Leach ☐ Lagoon

K.	**ENVIRONMENTAL CONDITIONS** Do any of the following conditions **now exist or have they ever existed:**	Yes	No	Do Not Know	N/A	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		X			
2	Underground storage tanks		X			
3	Aboveground storage tanks		X			
4	Underground transmission lines		X			
5	Pets kept on the Property			X		
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		X			
7	Monitoring wells or test equipment			X		
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property		X			
9	Mine shafts, tunnels or abandoned wells on the Property		X			
10	Within governmentally designated geological hazard or sensitive area			X		
11	Within governmentally designated flood plain or wetland area			X		
12	Dead, diseased or infested trees or shrubs		X			
13	Environmental assessments, studies or reports done involving the physical condition of the Property			X		
14	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		X			
15	Interior of improvements of Property tobacco smoke-free			X		yes, since I lived here
16	Other environmental problems			X		

L.	**COMMON INTEREST COMMUNITY ASSOCIATION PROPERTY**	Yes	No	Do Not Know	N/A	Comments
1	Property is part of an owners' association	X				
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		X			
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).			X		

M.	**OTHER DISCLOSURES — GENERAL**	Yes	No	Do Not Know	N/A	Comments
1	Any part of the Property leased to others (written or oral)		X			
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property			X		
3	Any property insurance claim submitted (whether paid or not)			X		

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4	Structural, architectural and engineering plans and/or specifications for any existing improvements	X				
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		X			
6	Government special improvements approved, but not yet installed, that may become a lien against the Property		X			

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 form is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER:

Failure to disclose a known material defect may result in legal liability.

The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's CURRENT ACTUAL KNOWLEDGE.

Date: August 27, 2010

Richard H Smith

Seller Richard H Smith

Date: _____

Seller

Seller

Seller

ADVISORY TO BUYER:

1. Even though Seller has answered the above questions to the best of 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 the best of "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. Buyer acknowledges that Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Buyer acknowledges that Seller's indication that an item is "working" 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 hereby receipts for a copy of this Disclosure.

Date: _____

_____
Buyer

_____
Buyer

Date: _____

_____
Buyer

_____
Buyer

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REALTOR™
EQUAL HOUSING OPPORTUNITY

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Mold Disclosure

There has been a great deal of publicity regarding the existence of toxic and non-toxic mold in homes, apartments and commercial buildings. Current information indicates that some types of mold may cause severe health problems for certain individuals.

Not all molds are detectable by a visual inspection by a REALTOR or even a professional whole house inspector. It is also possible that the property could have a hidden mold problem that the seller is not aware of.

The only way to provide any reasonable assurance that the property does not have a mold or other health hazard problems is to retain the services of an environmental expert who will conduct specific tests. Normally, these tests will consist of an interior and exterior examination for airborne spores and a carpet test but other procedures may be necessary. Any visible mold should be professionally evaluated.

Broker advises that every buyer should consider having a specific mold test performed by an environmental professional as either a separate test or an add-on to his or her whole house inspection. This is especially necessary if any of the inspection reports or disclosure documents indicate that there is evidence of past or present moisture, standing water intrusion at the property since most molds thrive on moisture.

All inspections, including those to detect mold, should be completed within the inspection period established in the purchase contract. Any waiver or failure on the part of a buyer to complete and obtain all appropriate tests, including those for mold, is against the advice of Broker.

Broker has not and cannot verify whether or not there is any health hazard at the property.

Property Address: 28237 BELLE VISTA DR, Conifer, CO 80433

BUYER _____ DATE _____

BUYER _____ DATE _____

SELLER Richard H Smith DATE 8/27/10
Richard H Smith

SELLER _____ DATE _____

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