



Linda Pinkul
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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: 5008 Cameyo RD, INDIAN HILLS, CO 80454

BUYER _____ DATE _____

BUYER _____ DATE _____

SELLER Andrea Clugston DATE 2/14/10
 Andrea Clugston

SELLER _____ DATE _____



The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(SWA35-8-07) (Mandatory 1-08)

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: Feb. 5th 2010

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. 5008 Cameyo RD

Street Address

INDIAN HILLS

CO

80454

City

State

Zip

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.
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]:

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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.

Date: _____

Buyer

Date: 2/14/10

Seller

Andrea Clugston
Andrea Clugston

Date: _____

Buyer

Date: _____

Seller





RESIDENTIAL BROKERAGE
Independently Owned and Operated by REFS, LLC



Linda Pinkul
303-674-6667
LINDAPINKUL@DISPERTEL.NET

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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: 5008 Carneyo RD INDIAN HILLS CO 80454

1. Licensee Measurement

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

	<u>Standard/Methodology/Manner</u>	<u>Date Measured</u>	<u>Square Footage</u>
<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:

	<u>Source of Square Footage Information</u>	<u>Date</u>	<u>Square Footage</u>
<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)	<u>Feb 4, 2010</u>	<u>3113</u>
<input type="checkbox"/>	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 Pinski
Listing Licensee Linda Pinski

2/15/10
Date

The undersigned acknowledge receipt of this disclosure.

Andrea Clugston 2/14/10
Seller Andrea Clugston Date

Buyer Date

Buyer Date

Buyer Date





RESIDENTIAL BROKERAGE
Independently Owned and Operated by REALTOR



Linda Pinkul
303-674-6667
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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 warrants 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: February 5th 2010
Property Address: 5008 Camevo RD INDIAN HILLS CO 80454
Seller: Andrea Clugston

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		✓			
2	Moisture and/or water problems		✓			
3	Damage due to termites, other insects, birds, animals or rodents		✓			
4	Damage due to hail, wind, fire or flood		✓			
5	Cracks, heaving or settling problems		✓			
6	Exterior wall or window problems		✓			
7	Exterior Artificial Stucco (EIFS)		✓			
8	Any additions or alterations made	✓				large window in master, general updates
9	Building code, city or county violations		✓			
B.	ROOF	Yes	No	Do Not Know	N/A	Comments
1	Roof problems		✓			
2	Roof material: Composite Shingles 2005 Roof material: D.A.S.C.					
3	Roof leak: Past		✓			
4	Roof leak: Present		✓			
5	Damage to roof: Past		✓			
6	Damage to roof: Present		✓			
7	Roof under warranty until Transferable			✓		
8	Roof work done while under current roof warranty		✓			
9	Skylight problems		✓			
10	Gutter or downspout problems		✓			Has Gutter Monster protective covering (no cleaning req'd)



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

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

E.	MECHANICAL	IN WORKING CONDITION			Age If Known	N/A	Comments
		Yes	No	Do Not Know			
1	Air conditioning:						N/A
	Evaporative cooler						N/A
	Window units						N/A
	Central						N/A
2	Attic/whole house fan	✓					
3	Vent fans	✓					
4	Humidifier						N/A
5	Air purifier						N/A
6	Sauna						N/A
7	Hot tub or spa	✓					Jetted bath tub
8	Steam room/shower						N/A
9	Pool						N/A
10	Heating system: Type <u>forced air propane</u>						
	Type Fuel	✓					
11	Water heater: Number of <u>1</u> Fuel type <u>propane</u> Capacity <u>50 gal</u>	✓					
12	Fireplace: Type <u>wood</u> <u>gas</u>	✓					Gas fireplace has thermostat
13	Fireplace insert						N/A
14	Stove: Type <u>gas</u> Fuel <u>propane</u>						
15	When was fireplace/wood stove chimney/flue last cleaned: Date: _____ <input type="checkbox"/> Do not know	✓					
16	Fuel tanks: <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased						propane 500 gal buried tank
17	Radiant heating system: <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type	✓					master bath only
18	Overhead door <u>garage doors (?)</u>	✓					Hot maintained
19	Entry gate system						N/A
20	Elevator						

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

15	Well pump	<input checked="" type="checkbox"/>					
		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	<input checked="" type="checkbox"/>					

H. 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		<input checked="" type="checkbox"/>			
2	Notice or threat of condemnation proceedings		<input checked="" type="checkbox"/>			
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		<input checked="" type="checkbox"/>			
4	Violation of restrictive covenants or owners' association rules or regulations		<input checked="" type="checkbox"/>			
5	Any building or improvements constructed within the past one year from this Date without approval by the Association or the designated approving body		<input checked="" type="checkbox"/>			
6	Notice of zoning action related to the Property		<input checked="" type="checkbox"/>			
7	Other legal action		<input checked="" type="checkbox"/>			

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

J.	WATER & SEWER SUPPLY	Yes	No	Do Not Know	N/A	Comments
1	Water Rights: Type <i>well</i>	<input checked="" type="checkbox"/>				
2	Water tap fees paid in full					<i>N/A</i>
3	Sewer tap fees paid in full					<i>N/A</i>
4	Subject to augmentation plan		<input checked="" type="checkbox"/>			
5	Well required to be metered		<input checked="" type="checkbox"/>			

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 highhazardous 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	Pets kept on the Property		✓			
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 of 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		✓	✓		trees sprayed each year
13	Environmental assessments, studies or reports done involving the physical condition of the Property			✓		
14	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		✓			
15	Interior of improvements of Property tobacco smoke-free	✓	✓			
16	Other environmental problems		✓			

L.	COMMON INTEREST COMMUNITY ASSOCIATION PROPERTY	Yes	No	Do Not Know	N/A	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	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).		✓			

M.	OTHER DISCLOSURES — GENERAL	Yes	No	Do Not Know	N/A	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		✓		

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: 2/14/10

Date: _____

Andrea Clugston
Seller Andrea Clugston

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: _____

Date: _____

Buyer

Buyer

