



NRT Colorado, LLC, d/b/a Coldwell Banker Residential Brokerage
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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: **4/24/2019**

Property Address: **25074 N Turkey Creek, Evergreen, CO 80439**

Seller: **Lynn P Dimmick Trust**

Year Built: **1964, 1974, 199**

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	<input checked="" type="checkbox"/>	Due to the nature of the rock walls, water will seep or drip through the natural rock seams from time to time. That is normal and not a problem.
3	Damage due to termites, other insects, birds, animals or rodents	<input checked="" type="checkbox"/>	2008 - In rock room - the tree trunk extended through ceiling. It was discovered that there were carpenter ants in it. Jeff D cut the trunk at ceiling level and capped the trunk and roof with concrete.
4	Damage due to hail, wind, fire, flood or other casualty	<input checked="" type="checkbox"/>	In 1993 or 1994, there was a fire. All damage was repaired. See report.
5	Cracks, heaving or settling problems		
6	Exterior wall or window problems		
7	Exterior Artificial Stucco (EIFS)		n/a
8	Exterior fascia trim - shamrocks	<input checked="" type="checkbox"/>	Shamrocks are custom designed and hand cut. Some of them have fallen off or split. The shamrocks have been saved but will not be re-installed.
9	Carriage house		Improvements - Air seal and insulate attic to R-60 with green fiber borate formula cellulose insulation. Installed Tu-Tuff vapor barrier in crawl space. Cavity fill garage ceiling with Greenfiber borate formula cellulose insulation. Installed R-19 vinyl back insulation on the garage walls

B.	ROOF If you know of any of the following problems EVER EXISTING check the "Yes" column:	Yes	Comments
1	Roof leak	<input checked="" type="checkbox"/>	There is an apparent leak on north ceiling in rock room. In 2010, the EPDM underlayment was extended on the north roof in an attempt to stop the leak. It didn't work because the leak originates where the house is attached to the rock. It drips occasionally during snow melt.

Initials _____

2	Damage to roof		
3	Skylight problems	<input checked="" type="checkbox"/>	All skylights in main house were replaced in 2017. Skylight in upstairs bathroom still leaks sometimes. It drips in bathtub.
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 2045 Transferable yes		Gerard roof materials under warranty
2	Roof work done while under current roof warranty	<input checked="" type="checkbox"/>	See "Roof leak" above. The work was exploratory and didn't need to be done.
3	Roof material Gerard stone steel Age ;23		Other materials VersiGard EPDM - age 6 yrs Mule Hide type coating over concrete redone in 2013.
4	VersiGard EPDM under warranty until 2022		EPDM on south side roof installed 2009.
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			Jeff D completely cleaned. It works really well. All accessories will be included
2	Clothes dryer			main house dryer vent professionally cleaned - 2016. Carriage house dryer new - 2015 Main house dryer new in 2007
3	Clothes washer			carriage house washer new in 2013 Washer in main house new in 2007
4	Dishwasher			Main house dishwasher new in 2007
5	Disposal			main house - replaced in 2017
6	Freezer			n/a
7	Gas grill			n/a
8	Hood			
9	Microwave oven			
10	Oven			Carriage house oven new in 2008
11	Range			
12	Refrigerator			Both refrigerators new in 2009
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			n/a
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			n/a
15	Trash compactor			n/a
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			n/a
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input type="checkbox"/> Hardwire			battery & hardwire in main house ? in carriage house
3	Carbon Monoxide Alarm: <input checked="" type="checkbox"/> Battery <input type="checkbox"/> Hardwire			battery in main house ? in carriage house
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			new insulated garage door installed 2011
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
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Initials _____

1	220 volt service	<input checked="" type="checkbox"/>		on property
2	Landscape lighting			outdoor outlets available
3	Aluminum wiring at the outlets (110)			n/a
4	Electrical Service: Amps ?			
5	Garage door control(s) # 2			
6	Speaker wiring exists for whole house sound system			
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)		7 yrs	new insulated garage door installed 2011
2	Entry gate system			n/a
3	Elevator			n/a
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			probably from 1994 or 1995
2	Air conditioning:			n/a
	Evaporative cooler			n/a
	Window units			n/a
	Central			n/a
3	Attic/whole house fan			n/a
4	Vent fans			
5	Humidifier			n/a
6	Air purifier			n/a
7	Fireplace			
8	Fireplace insert			
9	Heating Stove			
10	Fuel tanks			n/a
11				
12				

F. VENTILATION, AIR, HEAT - Other Information:				
F.-1 Do you know of the following on the Property:				Comments
1	Heating system (including furnace): Type Boiler Fuel natural gas Type For Fuel nat			In floor hot water radiant in main house. Boiler installed new in 2008. Forced air furnace in carriage house. Carriage house gas forced air furnace with electric baseboard back-up. 2010 - all ductwork repaired and insulated. 2010 - replaced circuit board on carriage house furnace.
2	Fireplace: Type Quadrafire Fuel wood			
3	Fireplace insert			Quadrafire is insert.
4	Heating Stove: Type Jotul Fuel natural gas			installed new in 2016
5	When was fireplace/wood stove, chimney/flue last cleaned: Date: May, 2018 <input type="checkbox"/> Do not know			
6	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			n/a
7	Radiant heating system: <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Exterior Type in floor hot water in main house			
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			2008 whole house water softener and de-ionization system installed. Water for carriage house comes from Main House. Whole house water filter.
4	Water softener			Installed new in 2008
5	Well			2016 - double stack well seal installed Well is artesian.
6	Water System Pump			
7	Sauna			Infrared installed 2015

8	Hot tub or spa		n/a
9	Steam room/shower		n/a
10	Pool		n/a
11	Underground sprinkler system		n/a
12	Fire sprinkler system		n/a
13	Backflow prevention device		
14	Irrigation system		n/a
15	Irrigation pump		n/a
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 <u>2</u> Fuel type <u>natural gas</u> Capacity ?		see above	Main house - Side arm unit heated by the boiler - new in 2008 Carriage house - hot water heater - new in 2009
2	Water filter system: <input checked="" type="checkbox"/> Owned Leased			
3	Water softener: <input checked="" type="checkbox"/> Owned Leased			
4	Well Metered			
5	Well - Date of last inspection <u>2016</u>			
6	Galvanized pipe			
7	Polybutylene pipe			
8	<u>Water pressure tank in carriage house</u>			installed new 2013
9				

SOURCE OF WATER & WATER SUPPLY:	
H.	Do you know of the following on the Property:
1	Type of water supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input checked="" 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 checked="" type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: <u>200967</u> Drilling Records <input checked="" 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: Address: Web Site: Phone No.: <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)		n/a
3	Sump pump(s) # of		n/a
4	Gray water storage/use		n/a
5			

SEWER - Other Information:	
I-1.	Do you know of the following on the Property:
1	Type of sanitary sewer service: <input type="checkbox"/> Public <input type="checkbox"/> Community <input checked="" 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 checked="" 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: <u>Jan</u>
5	<u>2018</u>
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		The creek was at its highest in 2015. The creek spilled over its banks on the northwest side of the bridge next to the road. Nothing was harmed or damaged.
2			

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

K.	OTHER DISCLOSURES - IMPROVEMENTS 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		Discolored spots in master bath and guest bedroom
3	Floors and sub-floors		
4	Floor next to bar slants down slightly	<input checked="" type="checkbox"/>	Due to the nature of the sub-flooring there`s a slight downward slant approaching the step next to the bar. You get used to it.
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		
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		
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	<input checked="" type="checkbox"/>	Radon levels are above 4
2	Underground storage tanks		There`s a probable propane tank lid in yard. The propane tank is empty.

Initials _____

3	Aboveground storage tanks		
4	Underground transmission lines		
5	Animals kept in the residence		We don't have pets but cats and dogs have visited and stayed inside.
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		flood plain report attached
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		not that we're aware of. Neither of us smoke.
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		
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			

P.	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)		
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.

Initials _____

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

Lynn P Dimmick Trust

Date: 4/24/2019

Seller: Lynn P Dimmick Trust

Seller: _____ Date: _____

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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