



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. (SPD19-10-11) (Mandatory 1-12)

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

SELLER'S PROPERTY DISCLOSURE  
 (ALL TYPES OF PROPERTIES)

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 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:

Property Address: **643 Aspen Road, Golden, CO 80401**

Seller: **FRANK RENE HORSTINK**

I. IMPROVEMENTS					
<input type="checkbox"/> If this box is checked, there are no structures or improvements on the Property; do not complete Sections A-G.					
A. STRUCTURAL CONDITIONS	Yes	No	Do Not Know	N/A	Comments
1 Structural problems			<input checked="" type="checkbox"/>		
2 Moisture and/or water problems			<input checked="" type="checkbox"/>		
3 Damage due to termites, other insects, birds, animals or rodents		<input checked="" type="checkbox"/>			
4 Damage due to hail, wind, fire or flood		<input checked="" type="checkbox"/>			
5 Cracks, heaving or settling problems		<input checked="" type="checkbox"/>			
6 Exterior wall or window problems			<input checked="" type="checkbox"/>		
7 Exterior Artificial Stucco (EIFS)		<input checked="" type="checkbox"/>			
8 Any additions or alterations made	<input checked="" type="checkbox"/>				new addition build in 2004
9 Building code, city or county violations		<input checked="" type="checkbox"/>			
B. ROOF	Yes	No	Do Not Know	N/A	Comments
1 Roof problems		<input checked="" type="checkbox"/>			
2 Roof material: Age					
2 Roof material: Age					
3 Roof leak: Past			<input checked="" type="checkbox"/>		
4 Roof leak: Present		<input checked="" type="checkbox"/>			
5 Damage to roof: Past			<input checked="" type="checkbox"/>		
6 Damage to roof: Present		<input checked="" type="checkbox"/>			
7 Roof under warranty until . Transferable			<input checked="" type="checkbox"/>		
8 Roof work done while under current roof warranty			<input checked="" type="checkbox"/>		
9 Skylight problems		<input checked="" type="checkbox"/>			
10 Gutter or downspout problems		<input checked="" type="checkbox"/>			

Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials \_\_\_\_\_

**IN WORKING  
CONDITION**

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

**IN WORKING  
CONDITION**

<b>D. ELECTRICAL &amp; TELECOMMUNICATIONS</b>	Are the following <b>now</b> in working condition:	Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		<input checked="" type="checkbox"/>				
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input type="checkbox"/> Hardwire	<input checked="" type="checkbox"/>					
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	<input checked="" type="checkbox"/>					
4	Light fixtures	<input checked="" type="checkbox"/>					
5	Switches & outlets	<input checked="" type="checkbox"/>					
6	Aluminum wiring (110)			<input checked="" type="checkbox"/>			
7	Electrical: Phase <u>single</u> Voltage <u>110</u> Amps	<input checked="" type="checkbox"/>					
8	Telecommunications (T1, fiber, cable, satellite)	<input checked="" type="checkbox"/>					Comcast cable and internet
9	Inside telephone wiring & blocks/jacks	<input checked="" type="checkbox"/>					
10	Abandoned communication cables: <input type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/>			
11	Ceiling fans	<input checked="" type="checkbox"/>					2 new ceiling fans
12	Garage door opener	<input checked="" type="checkbox"/>					2 openers
13	Garage door control(s) #			<input checked="" type="checkbox"/>			
14	Intercom/doorbell	<input checked="" type="checkbox"/>					
15	In-wall speakers			<input checked="" type="checkbox"/>			
16	220 volt service	<input checked="" type="checkbox"/>					dryer, in basement, electrical range
17	Landscape lighting		<input checked="" type="checkbox"/>				

**IN WORKING  
CONDITION**

<b>E. MECHANICAL</b>	Are the following <b>now</b> in working condition:	Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Air conditioning:						
	Evaporative cooler		<input checked="" type="checkbox"/>				
	Window units		<input checked="" type="checkbox"/>				
	Central		<input checked="" type="checkbox"/>				
	Computer room		<input checked="" type="checkbox"/>				
2	Attic/whole house fan		<input checked="" type="checkbox"/>				
3	Vent fans			<input checked="" type="checkbox"/>			
4	Humidifier		<input checked="" type="checkbox"/>				

Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials \_\_\_\_\_

5	Air purifier			<input checked="" type="checkbox"/>			
6	Sauna			<input checked="" type="checkbox"/>			
7	Hot tub or spa			<input checked="" type="checkbox"/>			
8	Steam room/shower			<input checked="" type="checkbox"/>			
9	Pool			<input checked="" type="checkbox"/>			
10	Heating system: Type <u>furnace</u> Fuel <u>propane</u> Type <u>furnace</u> Fuel <u>propane</u>	<input checked="" type="checkbox"/>					two furnaces, one in basement and one in crawl space
11	Water heater: Number of <u>1</u> Fuel type <u>propane</u> Capacity	<input checked="" type="checkbox"/>					
12	Fireplace: Type <u>woodburning</u> Fuel <u>propane</u>	<input checked="" type="checkbox"/>					three fireplaces in house, one woodturning in dining area, one gas fireplace in living room and one gas fireplace in master bedroom.
13	Fireplace insert	<input checked="" type="checkbox"/>					gas fireplaces
14	Stove: Type <u>electrical</u> Fuel	<input checked="" type="checkbox"/>					
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: <u>September 2015</u> <input type="checkbox"/> Do not know	<input checked="" type="checkbox"/>					
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			<input checked="" type="checkbox"/>			
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type			<input checked="" type="checkbox"/>			
18	Overhead door	<input checked="" type="checkbox"/>					2 garage doors
19	Entry gate system			<input checked="" type="checkbox"/>			
20	Elevator/escalators			<input checked="" type="checkbox"/>			
21	Lift/hoist/crane			<input checked="" type="checkbox"/>			

**IN WORKING CONDITION**

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

**IN WORKING CONDITION**

<b>G. OTHER DISCLOSURES—IMPROVEMENTS</b>		<b>IN WORKING CONDITION</b>					<b>Comments</b>
		Yes	No	Do Not Know	Age If Known	N/A	
1	Included fixtures and equipment <b>now</b> in working condition						
2							
3							
4							

Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials \_\_\_\_\_

**II. GENERAL**

<b>H. USE, ZONING &amp; LEGAL ISSUES</b>	Do any of the following conditions <b>now exist:</b>				Comments
	Yes	No	Do Not Know	N/A	
1	Current use of the Property				<input checked="" type="checkbox"/>
2	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use		<input checked="" type="checkbox"/>		
3	Notice or threat of condemnation proceedings		<input checked="" type="checkbox"/>		
4	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		<input checked="" type="checkbox"/>		
5	Violation of restrictive covenants or owners, association rules or regulations		<input checked="" type="checkbox"/>		
6	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"/>		
7	Notice of zoning action related to the Property		<input checked="" type="checkbox"/>		
8	Notice of ADA complaint or report		<input checked="" type="checkbox"/>		
9	Other legal action		<input checked="" type="checkbox"/>		

<b>I. ACCESS, PARKING, DRAINAGE &amp; SIGNAGE</b>	Do any of the following conditions <b>now exist:</b>				Comments
	Yes	No	Do Not Know	N/A	
1	Any access problems		<input checked="" type="checkbox"/>		
2	Roads, driveways, trails or paths through the Property used by others		<input checked="" type="checkbox"/>		
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	Cross-parking agreement, covenants, easements		<input checked="" type="checkbox"/>		
8	Requirements for curb, gravel/paving, landscaping		<input checked="" type="checkbox"/>		
9	Flooding or drainage problems: Past			<input checked="" type="checkbox"/>	
10	Flooding or drainage problems: Present		<input checked="" type="checkbox"/>		
11	Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased				<input checked="" type="checkbox"/>
12	Signs: Government or private restriction problems				<input checked="" type="checkbox"/>

<b>J. WATER &amp; SEWER SUPPLY</b>	Do any of the following conditions <b>now exist:</b>				Comments
	Yes	No	Do Not Know	N/A	
1	Water Rights Type:		<input checked="" type="checkbox"/>		
2	Water tap fees paid in full		<input checked="" type="checkbox"/>		
3	Sewer tap fees paid in full		<input checked="" type="checkbox"/>		sewage system on property
4	Subject to augmentation plan		<input checked="" type="checkbox"/>		
5	Well required to be metered		<input checked="" type="checkbox"/>		
6	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 #: <input type="checkbox"/> Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are Not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No. The <b>Water Provider</b> for the Property can be contacted at: Name: <a href="#">Lookout Mountain water district</a> 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]:  <b>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.</b>				
7	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, supply to buyer a copy of the permit. Type of septic system: <input checked="" type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon				

Buyer(s) Initials \_\_\_\_\_

Seller(s) Initials \_\_\_\_\_

<b>K. ENVIRONMENTAL CONDITIONS</b>					
Do any of the following conditions <b>now exist or have they ever existed:</b>					
	Yes	No	Do Not Know	N/A	Comments
1		<input checked="" type="checkbox"/>			
2			<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>			
4			<input checked="" type="checkbox"/>		
5	<input checked="" type="checkbox"/>				dog
6		<input checked="" type="checkbox"/>			
7			<input checked="" type="checkbox"/>		
8			<input checked="" type="checkbox"/>		
9			<input checked="" type="checkbox"/>		
10			<input checked="" type="checkbox"/>		
11			<input checked="" type="checkbox"/>		
12			<input checked="" type="checkbox"/>		
13			<input checked="" type="checkbox"/>		
14			<input checked="" type="checkbox"/>		
15			<input checked="" type="checkbox"/>		
16			<input checked="" type="checkbox"/>		
17			<input checked="" type="checkbox"/>		
18	<input checked="" type="checkbox"/>				
19			<input checked="" type="checkbox"/>		

<b>L. COMMON INTEREST COMMUNITY-ASSOCIATION PROPERTY</b>					
Do any of the following conditions <b>now exist:</b>					
	Yes	No	Do Not Know	N/A	Comments
1	<input checked="" type="checkbox"/>				
2			<input checked="" type="checkbox"/>		
3	<input checked="" type="checkbox"/>				

<b>M. OTHER DISCLOSURES — GENERAL</b>					
Do any of the following conditions <b>now exist:</b>					
	Yes	No	Do Not Know	N/A	Comments
1		<input checked="" type="checkbox"/>			
2		<input checked="" type="checkbox"/>			
3			<input checked="" type="checkbox"/>		
4			<input checked="" type="checkbox"/>		
5			<input checked="" type="checkbox"/>		
6			<input checked="" type="checkbox"/>		

**III. LAND**

Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials \_\_\_\_\_

<b>N. CROPS, LIVESTOCK &amp; LEASES</b>					
Do any of the following conditions <b>now exist</b> :					
	Yes	No	Do Not Know	N/A	Comments
1		<input checked="" type="checkbox"/>			
2				<input checked="" type="checkbox"/>	
3		<input checked="" type="checkbox"/>			
4	Any land leased from others: <input type="checkbox"/> State <input type="checkbox"/> BLM <input type="checkbox"/> Federal <input type="checkbox"/> Private <input type="checkbox"/> Other				<input checked="" type="checkbox"/>

  

<b>O. NOXIOUS WEEDS</b>					
Do any of the following conditions <b>now exist</b> :					
The Colorado Noxious Weed Management Act (35-5.5-101-119 C.R.S) enables County and City governments to implement noxious weeds management programs to reclaim infested acres and protect weed-free land. For a directory of county weed supervisors call 303-239-4173 or see: <a href="http://www.colorado.gov/ag/weeds">www.colorado.gov/ag/weeds</a> .					
	Yes	No	Do Not Know	N/A	Comments
<b>Have any of the following occurred to the Property:</b>					
1		<input checked="" type="checkbox"/>			
2		<input checked="" type="checkbox"/>			
3		<input checked="" type="checkbox"/>			
4		<input checked="" type="checkbox"/>			
5		<input checked="" type="checkbox"/>			

  

<b>P. OTHER DISCLOSURES — LAND</b>					
Do any of the following conditions <b>now exist</b> :					
	Yes	No	Do Not Know	N/A	Comments
1		<input checked="" type="checkbox"/>			
2					
3					
4					
5					

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.

*FRANK RENE HORSTINK*

Date: 5/18/2016

Seller: **FRANK RENE HORSTINK**

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

Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials \_\_\_\_\_

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. 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.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

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SPD19-10-11. SELLER'S PROPERTY DISCLOSURE (ALL TYPES OF PROPERTIES)

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Buyer(s) Initials \_\_\_\_\_

Seller(s) Initials \_\_\_\_\_