



NRT Colorado, LLC, d/b/a/Coldwell Banker Residential Brokerage
 Linda Pinkul
 Ph: (303) 674-6667 Fax: (303) 674-4479

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
 (SPD29-10-11) (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
 (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 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 "NA" 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: **5/2/2012**

Property Address: **693 CO RD 72 BAILEY CO 80421**

Seller: **JACK OLIVER BROADHURST**

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		<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"/>						drywall in corner cracked			
6	Exterior wall or window problems	<input checked="" type="checkbox"/>						one window has crack			
7	Exterior Artificial Stucco (EIFS)	<input checked="" type="checkbox"/>						stone facia around gas installation needs repair			
8	Any additions or alterations made		<input checked="" type="checkbox"/>								
9	Building code, city or county violations		<input checked="" type="checkbox"/>								
B. ROOF	Do any of the following conditions now exist:				Yes	No	Do Not Know	N/A	Comments		
1	Roof problems		<input checked="" type="checkbox"/>								
2	Roof material: Age							New 50 year impact resistant roof installed this year			
3	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 2062 . Transferable		<input checked="" type="checkbox"/>								
8	Roof work done while under current roof warranty										
9	Skylight problems		<input checked="" type="checkbox"/>								
10	Gutter or downspout problems		<input checked="" type="checkbox"/>								
C. APPLIANCES		Are the following now 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"/>							hook up in basement	
3	Clothes washer		<input checked="" type="checkbox"/>							hook up in basement	
4	Dishwasher	<input checked="" type="checkbox"/>								installed but not used	

Seller(s) Initials: **JOB**

Buyer(s) Initials:

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"/>					new gas stove
11	Range						new gas range
12	Refrigerator	<input checked="" type="checkbox"/>					
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		<input checked="" type="checkbox"/>				dish network
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased						dish network
15	Trash compactor		<input checked="" type="checkbox"/>				

		IN WORKING CONDITION						
D.	ELECTRICAL & TELECOMMUNICATIONS	Yes	No	Do Not Know	Age If Known	N/A	Comments	
Are the following now in working condition:								
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 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 1 Voltage 120 Amps	<input checked="" type="checkbox"/>						
8	Telecommunications (T1, fiber, cable, satellite)	<input checked="" type="checkbox"/>						
9	Inside telephone wiring & blocks/jacks	<input checked="" type="checkbox"/>						
10	Ceiling fans	<input checked="" type="checkbox"/>						
11	Garage door opener	<input checked="" type="checkbox"/>						
12	Garage door control(s) #		<input checked="" type="checkbox"/>					
13	Intercom/doorbell		<input checked="" type="checkbox"/>					
14	In-wall speakers		<input checked="" type="checkbox"/>					
15	220 volt service		<input checked="" type="checkbox"/>					
16	Landscape lighting		<input checked="" type="checkbox"/>					

		IN WORKING CONDITION						
E.	MECHANICAL	Yes	No	Do Not Know	Age If Known	N/A	Comments	
Are the following now in working condition:								
1	Air conditioning:							
	Evaporative cooler					<input checked="" type="checkbox"/>		
	Window units					<input checked="" type="checkbox"/>		
	Central					<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"/>		
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 gas wall heater Fuel ng Type electric Fuel 120	<input checked="" type="checkbox"/>						
11	Water heater: Number of Fuel type electric Capacity 50 gall	<input checked="" type="checkbox"/>						
12	Fireplace: Type stone Fuel wood	<input checked="" type="checkbox"/>						
13	Fireplace insert							
14	Stove: Type wood Fuel	<input checked="" type="checkbox"/>						

Seller(s) Initials: **JOB**

Buyer(s) Initials:

15	When was fireplace/wood stove, chimney/flue last cleaned: Date: 2011 <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"/>
19	Entry gate system					<input checked="" type="checkbox"/>
20	Elevator/escalators					<input checked="" type="checkbox"/>

		IN WORKING CONDITION					
F.	WATER, SEWER & OTHER UTILITIES	Yes	No	Do Not Know	Age If Known	N/A	Comments
	Are the following now in working condition:						
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 checked="" type="checkbox"/> No <input 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 checked="" type="checkbox"/> No <input 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 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"/>					new 2011

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

II. GENERAL							
H.	USE, ZONING & LEGAL ISSUES	Yes	No	Do Not Know	N/A	Comments	
	Do any of the following conditions now exist :						
1	Zoning violation, variance, conditional use, violation of an 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	
	Do any of the following conditions now exist :						

Seller(s) Initials: *JOB*

Buyer(s) Initials:

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	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					Comments
Do any of the following conditions now exist:		Yes	No	Do Not Know	
1	Water Rights Type: <u>private well</u>				<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"/>
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 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 type="checkbox"/> is <input checked="" 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 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.				
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 checked="" type="checkbox"/> Leach <input type="checkbox"/> Lagoon				

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

Seller(s) Initials: *JOB*

Buyer(s) Initials:

L. COMMON INTEREST COMMUNITY-ASSOCIATION PROPERTY						
Do any of the following conditions now exist :		Yes	No	Do Not Know	N/A	Comments
1	Property is part of an owners' association	<input checked="" type="checkbox"/>				Burland Ranchettes
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		<input checked="" type="checkbox"/>			
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).		<input checked="" type="checkbox"/>			
M. OTHER DISCLOSURES — GENERAL						
Do any of the following conditions now exist :		Yes	No	Do Not Know	N/A	Comments
1	Any part of the Property leased to others (written or oral)		<input checked="" type="checkbox"/>			
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)			<input checked="" type="checkbox"/>		
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		<input checked="" type="checkbox"/>			
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		<input checked="" type="checkbox"/>			
6	Government special improvements approved, but not yet installed, that may become a lien against the Property		<input checked="" type="checkbox"/>			
					<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 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.

JACK OLIVER BROADHURST

Date: 5/3/2012 JOB

Seller: **JACK OLIVER BROADHURST**

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.

Seller(s) Initials: JOB

Buyer(s) Initials:

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 accepts for a copy of this Disclosure.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

SPD29-10-11. SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

CTM eContracts - ©2011 CTM Software Corp.

Seller(s) Initials: *JOB*

Buyer(s) Initials: