

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: **7/22/2022**

Property Address: **37 Quartz Road, Florissant, CO 80816**

Seller: **William Bradley and Cheryl Bradley**

Year Built: **1994**

I. IMPROVEMENTS

A.	STRUCTURAL CONDITIONS If you know of any of the following problems <b>EVER EXISTING</b> check the "Yes" column:	Yes	Comments
1	Structural problems		None
2	Moisture and/or water problems		None
3	Damage due to termites, other insects, birds, animals or rodents		None
4	Damage due to hail, wind, fire, flood or other casualty		None
5	Cracks, heaving or settling problems		None
6	Exterior wall or window problems		None
7	Exterior Artificial Stucco (EIFS)		None
8			
9			

B.	ROOF If you know of any of the following problems <b>EVER EXISTING</b> check the "Yes" column:	Yes	Comments
1	Roof leak		None
2	Damage to roof		None
3	Skylight problems		None
4	Gutter or downspout problems		None
5	Other roof problems		None
6	The Furnace Vent pipe was covered by snow	<input checked="" type="checkbox"/>	The heater stopped running during a heavy snow fall of over 2 foot. The furnace vent pipe was covered by the heavy snow. After the snow fell away from the vent pipe the furnace began working again. This happened just once during a record snow fall.
7			

B-1.	ROOF - Other Information: Do you know of the following on the Property:	Yes	Comments
1	Roof under warranty until Transferable		None
2	Roof work done while under current roof warranty		None
3	Roof material Metal Age ;		

Initials \_\_\_\_\_

4			
5		<input type="checkbox"/>	

<b>C. APPLIANCES</b>				
If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:		Yes	Age If Known	Comments
1	Built-in vacuum system & accessories			None
2	Clothes dryer			None
3	Clothes washer			None
4	Dishwasher		3 months	
5	Disposal			
6	Freezer			None
7	Gas grill			None
8	Hood			
9	Microwave oven			
10	Oven		2 months	
11	Range			
12	Refrigerator		2 years	
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased		2 years	
15	Trash compactor			None
16				
17	;			

<b>D. ELECTRICAL &amp; TELECOMMUNICATIONS</b>				
If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:		Yes	Age If Known	Comments
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			None
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire			
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire			
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		2 years	
11	Intercom/doorbell			
12	In-wall speakers			
13		<input type="checkbox"/>		
14				

<b>D-1. ELECTRICAL &amp; TELECOMMUNICATIONS - Other Information:</b>				
Do you know of the following on the Property:		Yes	Age If Known	Comments
1	220 volt service			
2	Landscape lighting			
3	Aluminum wiring at the outlets (110)			
4	Electrical Service: Amps <u>100</u>			
5	Garage door control(s) # <u>2</u>			
6				
7				

<b>E. MECHANICAL</b>				
If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:		Yes	Age If Known	Comments
1	Overhead doors (including garage doors)			
2	Entry gate system			
3	Elevator			
4				
5				

<b>F. VENTILATION, AIR, HEAT</b>				
If you know of any problems <b>NOW EXISTING</b> with the		Yes	Age If Known	Comments

Initials \_\_\_\_\_

	following check the "Yes" column:			
1	Heating system			
2	Air conditioning:			None
	Evaporative cooler			None
	Window units			None
	Central			None
	Computer room			
3	Attic/whole house fan			None
4	Vent fans			
5	Humidifier			None
6	Air purifier			None
7	Fireplace			None
8	Fireplace insert			None
9	Heating Stove		2 ye	
10	Fuel tanks			None
11				
12				

F.-1 VENTILATION, AIR, HEAT - Other Information:		Comments		
Do you know of the following on the Property:				
1	Heating system (including furnace): Type <a href="#">Furnace</a> Fuel <a href="#">Natural Gas</a> Type <a href="#">Pellet Stove</a> Fuel <a href="#">Wood Pellets</a>	Lower level bedroom has a natural gas heater		
2	Fireplace: Type Fuel			
3	Fireplace insert	None		
4	Heating Stove: Type <a href="#">Pellet</a> Fuel <a href="#">Wood Pellets</a>			
5	When was fireplace/wood stove, chimney/flue last cleaned: Date: <a href="#">2022</a> <input type="checkbox"/> Do not know			
6	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	None		
7	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Type	None		
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			
4	Water softener			
5	Well			
6	Water System Pump			
7	Sauna			
8	Hot tub or spa			
9	Steam room/shower			
10	Pool			
11	Underground sprinkler system			
12	Fire sprinkler system			
13	Backflow prevention device			
14	Irrigation system			
15	Irrigation pump			
16				
17				

G-1. WATER - Other Information:		Yes	Age If Known	Comments
Do you know of the following on the Property:				
1	Water heater: Number of <a href="#">1</a> Fuel type <a href="#">Natural Gas</a> Capacity <a href="#">50</a>			
2	Water filter system: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			
3	Water softener: Owned <input type="checkbox"/> Leased <input type="checkbox"/>			
4	Well Metered <input type="checkbox"/>			
5	Well - Date of last inspection <a href="#">2021</a>			
6	Galvanized pipe <input type="checkbox"/>			
7	Polybutylene pipe <input type="checkbox"/>			

Initials \_\_\_\_\_

8				
9				

**SOURCE OF WATER & WATER SUPPLY:**

**H.** Do you know of the following on the Property:

1 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 #: 178912  
 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.**

<b>SEWER</b>			
<b>I.</b>	If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Sewage system (including sewer lines)		
2	Lift station (sewage ejector pump)		
3	Sump pump(s) # of		
4	Gray water storage/use		
5			

**SEWER - Other Information:**

**I-1.** Do you know of the following on the Property:

1 Type of sanitary sewer service:  Public  Community  Septic System  None  Other  
 If the Property is served by an on-site septic system, provide buyer with a copy of the permit.  
 Type of septic system:  Tank  Leach  Lagoon

2 If a septic system, date latest Individual Use Permit issued:

3 If a septic system, date of latest inspection: 2020

4 If a septic system, date of latest pumping: 2020

5

6

<b>FLOODING AND DRAINAGE</b>			
<b>J.</b>	If you know of any problems <b>EVER EXISTING</b> with the following on the Property check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Flooding or drainage		None
2			

<b>DRAINAGE AND RETENTION PONDS - Other Information:</b> Do you know of the following on the Property:		<b>Yes</b>	<b>Comments</b>
<b>J-1</b>	Drainage, retention ponds		None
2			

<b>OTHER DISCLOSURES - IMPROVEMENTS</b>			
<b>K.</b>	If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Included fixtures and equipment		
2	Stains on carpet		
3	Floors and sub-floors		
4			
5			

**II. GENERAL**

<b>USE, ZONING &amp; LEGAL ISSUES</b> If you know of any of the following <b>EVER EXISTING</b> check the "Yes" column:		<b>Yes</b>	<b>Comments</b>
<b>L.</b>			

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			

<b>M. ACCESS &amp; PARKING</b>			
If you know of any of the following <b>EVER EXISTING</b> check the "Yes" column:		<b>Yes</b>	<b>Comments</b>
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			

<b>N. ENVIRONMENTAL CONDITIONS</b>			
If you know of any of the following <b>EVER EXISTING</b> on any part of the Property check the "Yes" column:		<b>Yes</b>	<b>Comments</b>
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		
2	Underground storage tanks		
3	Aboveground storage tanks		
4	Underground transmission lines		
5	Animals kept in the residence		
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		
12	Dead, diseased or infested trees or shrubs	<input checked="" type="checkbox"/>	Typical damage from Bud worm
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		
16	Other environmental problems		
17			
18			

<b>O. COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY:</b>			
If you know of any of the following <b>NOW EXISTING</b> check the "Yes" column:		<b>Yes</b>	<b>Comments</b>

Initials \_\_\_\_\_

1	Property is part of an owners' association	<input checked="" type="checkbox"/>	Twin Rocks
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		None
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)		None
4	Problems or defects in the Common Elements or Limited Common Elements of the Association Property		None
5			
6			

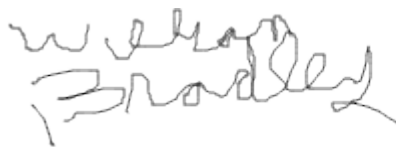
<b>OTHER DISCLOSURES - GENERAL</b>			
<b>P.</b>	<b>If you know of any of the following NOW EXISTING check the "Yes" column:</b>	<b>Yes</b>	<b>Comments</b>
1	Any part of the Property leased to others (written or oral)		None
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property		None
3	Any property insurance claim submitted (whether paid or not)		None
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		None
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		None
6	Government special improvements approved, but not yet installed, that may become a lien against the Property		NoneNone
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.

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



Date: 7/22/2022

Seller: **William Bradley**



Date: 7/22/2022

Seller: **Cheryl Bradley**

**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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Initials \_\_\_\_\_

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SWA35-8-10) (Mandatory 1-11)

**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: 7/22/2022

**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. **37 Quartz Road, Florissant, CO 80816**

**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. Well Permit #: 178912  
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]:

**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.**

*William Bradley*

Date: 7/22/2022

Seller: **William Bradley**

*Cheryl Bradley*

Date: 7/22/2022

Seller: **Cheryl Bradley**



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

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

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SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. CTM eContracts - ©2022 MRI Software LLC - All Rights Reserved

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**SQUARE FOOTAGE DISCLOSURE  
(Residential)**

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

Property Address: **37 Quartz Road, Florissant, CO 80816**

**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
<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:

Source of Square Footage Information	Date	Square Footage
<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)	<b>06/15/2022</b>	<b>3192</b>
<input type="checkbox"/> Other		

Measurement may not be exact and is for the purpose of marketing ONLY. Measurement is not for loan, valuation or other purposes. **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 by Buyer on or before any applicable deadline in the contract.

*Tod Tobiasson*

Date: **7/23/2022**

Broker: **Tod Tobiasson**

The undersigned acknowledge receipt of this disclosure.

*William Bradley*

Date: **7/22/2022**

Seller: **William Bradley**



Date: **7/22/2022**

Seller: **Cheryl Bradley**

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

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