

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: **5/25/2022**

Property Address: **396 Mohawk Heights, Florissant, CO 80816**

Seller: **Paul Lavelle**

Year Built: **2008**

(clr): is to clear the selection

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	<input checked="" type="checkbox"/>	fine
2	Moisture and/or water problems	<input checked="" type="checkbox"/>	fine
3	Damage due to termites, other insects, birds, animals or rodents	<input type="checkbox"/>	
4	Damage due to hail, wind, fire, flood or other casualty	<input checked="" type="checkbox"/>	feb 11 fine
5	Cracks, heaving or settling problems	<input type="checkbox"/>	
6	Exterior wall or window problems	<input checked="" type="checkbox"/>	fine
7	Exterior Artificial Stucco (EIFS)	<input type="checkbox"/>	none
8		<input type="checkbox"/>	
9		<input type="checkbox"/>	

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"/>	fine
2	Damage to roof	<input checked="" type="checkbox"/>	fine
3	Skylight problems	<input checked="" type="checkbox"/>	fine
4	Gutter or downspout problems	<input checked="" type="checkbox"/>	fine
5	Other roof problems	<input checked="" type="checkbox"/>	fine
6		<input type="checkbox"/>	
7		<input type="checkbox"/>	

B-1. ROOF - Other Information: Do you know of the following on the Property:		Yes	Comments
1	Roof under warranty until <input type="text"/> Transferable <input type="text"/>	<input type="checkbox"/>	

11	Intercom/doorbell	<input type="checkbox"/>		
12	In-wall speakers	<input type="checkbox"/>		
13		<input type="checkbox"/>		
14		<input type="checkbox"/>		

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

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)	<input checked="" type="checkbox"/>	5 yrs	
2	Entry gate system	<input type="checkbox"/>		
3	Elevator	<input type="checkbox"/>		
4	<input type="text"/>	<input type="checkbox"/>		
5	<input type="text"/>	<input type="checkbox"/>		

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	<input checked="" type="checkbox"/>		Boiler
2	Air conditioning:	<input type="checkbox"/>		
	Evaporative cooler	<input type="checkbox"/>		
	Window units	<input type="checkbox"/>		
	Central	<input type="checkbox"/>		
3	Attic/whole house fan	<input type="checkbox"/>		
4	Vent fans	<input type="checkbox"/>		
5	Humidifier	<input type="checkbox"/>		
6	Air purifier	<input type="checkbox"/>		
7	Fireplace	<input type="checkbox"/>		
8	Fireplace insert	<input type="checkbox"/>		
9	Heating Stove	<input checked="" type="checkbox"/>		The Best

1	Water heater: Number of Fuel type Capacity <i>Gas</i>	<input checked="" type="checkbox"/>		
2	Water filter system: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> n/a	<input checked="" type="checkbox"/>		
3	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/> n/a	<input type="checkbox"/>		
4	Well Metered	<input type="checkbox"/>		
5	Well - Date of last inspection	<input type="checkbox"/>		
6	Galvanized pipe	<input type="checkbox"/>		
7	Polybutylene pipe	<input type="checkbox"/>		
8		<input type="checkbox"/>		
9		<input type="checkbox"/>		

H. SOURCE OF WATER & WATER SUPPLY: 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 type="checkbox"/> Is <input type="checkbox"/> Is Not attached. <input type="checkbox"/> (clr) Well Permit #: Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are Not attached. <input type="checkbox"/> (clr) Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No. <input type="checkbox"/> (clr) <i>Black Bear Drilling: Divide</i> 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.

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

I-1. SEWER - Other Information: 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 type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon
2	If a septic system, date latest Individual Use Permit issued: <i>2015</i>
3	If a septic system, date of latest inspection: <i>2015</i>
4	If a septic system, date of latest pumping: <i>2015</i>
5	
6	

J. FLOODING AND DRAINAGE If you know of any problems EVER EXISTING with the following on the Property check the "Yes" column:		Yes	Comments
1	Flooding or drainage	<input checked="" type="checkbox"/>	<i>Fire</i>
2		<input type="checkbox"/>	

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 type="checkbox"/>	
2	Underground storage tanks	<input type="checkbox"/>	
3	Aboveground storage tanks	<input type="checkbox"/>	
4	Underground transmission lines	<input type="checkbox"/>	
5	Animals kept in the residence	<input type="checkbox"/>	
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill	<input type="checkbox"/>	
7	Monitoring wells or test equipment	<input type="checkbox"/>	
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property	<input type="checkbox"/>	
9	Mine shafts, tunnels or abandoned wells on the Property	<input type="checkbox"/>	
10	Within governmentally designated geological hazard or sensitive area	<input type="checkbox"/>	
11	Within governmentally designated flood plain or wetland area	<input type="checkbox"/>	
12	Dead, diseased or infested trees or shrubs	<input type="checkbox"/>	
13	Environmental assessments, studies or reports done involving the physical condition of the Property	<input type="checkbox"/>	
14	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells	<input type="checkbox"/>	
15	Tobacco smoke in interior of improvements of Property	<input type="checkbox"/>	
16	Other environmental problems	<input type="checkbox"/>	
17		<input type="checkbox"/>	
18		<input type="checkbox"/>	

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	<input type="checkbox"/>	
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented	<input 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 type="checkbox"/>	
4	Problems or defects in the Common Elements or Limited Common Elements of the Association Property	<input type="checkbox"/>	
5		<input type="checkbox"/>	
6		<input type="checkbox"/>	

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)	<input type="checkbox"/>	
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property	<input type="checkbox"/>	
3	Any property insurance claim submitted (whether paid or not)	<input type="checkbox"/>	
4	Structural, architectural and engineering plans and/or specifications	<input type="checkbox"/>	

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