### United Country Timberline Realty Tod Tobiasson

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD19-6-23) (Available 8-23, Mandatory 1-24)

## SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

#### THIS SELLER'S PROPERTY DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Seller's Property Disclosure ("SPD") 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 adverse material fact affecting the Property or occupant may result in legal liability. If the sales contract requires Seller to complete this SPD, this form must be fully completed to Seller's current actual knowledge, as of the date of the Contract. 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 SPD or not. If the Property is part of a Common Interest Community, this SPD is limited to the Property or unit itself, except as stated in Section O. Broker may deliver a copy of this SPD to prospective buyers.

SELLER: Your answers are NOT limited to only the space provided in this SPD. Attach additional pages, reports, receipts, or any other documents you believe necessary for the information you provide to be complete.

Note: Buyer and Seller should review the Advisory at the end of this SPD.

Date: 2/6/2024

Property:

434 Blue Mountain Drive, Florissant, CO 80816

Seller: Nathen K Larimore

Year Built: 2002

Year Seller Acquired Property: 2021

**Note**: The Contract to Buy and Sell Real Estate, not this SPD, determines whether an item is included or excluded in the sale. If there is an inconsistency between this SPD and the Contract, the Contract controls.

#### I. IMPROVEMENTS

	BUILDING CONDITIONS (all aspects of the Property to include decks and patios) If you know of any of the following problems EVER EXISTING, check the "Yes" column:	Yes	Comments
1	Structural		
2	Moisture and/or water		
3	Damage due to termites, other insects, birds, animals, or rodents		
4	Damage due to hail, wind, fire, flood, or other casualty		
5	Cracks, heaving or settling		
6	Exterior wall or window	X	A couple of cracks and blemishes in the siding
7	Exterior Artificial Stucco (EIFS)		
8	Subfloors		
9			
10			

EXISTING, check the "Yes" column:  Yes  Comments	EXIS	STING, check the "Yes" column:	Yes	Comments
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1	Roof leak			
2	Damage to roof			
3	Skylight	×	The skylig	ht in the kitchen leaks only when there is heavy rain
4	Gutter or downspout	×	The back	gutter over the rear door is missing a downspout
5	Other roof problems, issues or concerns			
6	·			
7		1		
	ROOF - Other Information	1		
8	Do you know of the following on the Property:  Roof under wa <u>rra</u> nty until			
	Transferable? YES NO			
9	Roof work done while under current roof warranty			
10	Roof material: Asphalt shingles Age:?	+		
11				
	[			
C.	APPLIANCES (if included in the sale) 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			
2	Clothes dryer		?	Bought used
3	Clothes washer	×	?	Older model make`s noises
4	Dishwasher		?	Came with house
5	Disposal			
6	Freezer			
7	Gas grill			
8	Hood		?	Came with house
9	Microwave oven		?	Came with house
10	Oven		?	Came with house
11	Range		?	Came with house
12	Refrigerator		2yrs	
13	T.V. antenna: Owned Leased			
14	Satellite system or DSS dish: ☑ Owned ☐ Leased			
15	Trash compactor			
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: Owned Leased			
2	Smoke/fire detectors: ☑ Battery ☐ Hardwire		?	Came with house
3	Carbon Monoxide Alarm: ☑ Battery ☐ Hardwire		?	Came with house
4	Light fixtures			
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5	Switches & outlets			Outlet outside on back deck does not work
6	Telecommunications (T1, fiber, cable, satellite)			
7	Inside telephone wiring & blocks/jacks			
8	Ceiling fans		?	Came with the house
9	Garage door opener and remote control		·	
10	# of remote/openers: Intercom/doorbell			
11	In-wall speakers			
12				
13	ELECTRICAL & TELECOMMUNICATIONS			
	If you know of any problems EVER EXISTING with the following, check the "Yes" column:			
14	Electrical Service			
15	Aluminum wiring at the outlets (110)			
16	Solar panels: Owned Leased			
17	Wind generators: ☐ Owned ☐ Leased			
17	Electric Wiring or Panel			
18				
19				
	ELECTRICAL & TELECOMMUNICATIONS - Other Information:  Do you know of the following on the Property:			
20	220 volt service			
21	Electrical Service: Amps			
22	Landscape Lighting			
23	Electrical Provider: Core			
24	Cable/TV provider Direct tv			
25	Seller's Internet Provider Peak internet			
26				
		ı		
E.	MECHANICAL If you know of any problems NOW EXISTING with the following,		Age If	
	check the "Yes" column:	Yes	Known	Comments
1	Overhead doors (including garage doors)			
2	Entry gate system			
3	Elevator			
4	Sump pump(s): # of			
5	Recycle pump			
6				
7				
•		1		
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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			
2	Evaporative cooler			
3	Window air conditioning units			
4	Central air conditioning			
5	Attic/whole house fan			
6	Vent fans			
7	Humidifier			
8	Air purifier			
9	Fireplace			
10	Fireplace insert			
11	Heating Stove			
12	Fuel tanks			
13				
14				
	VENTILATION, AIR & HEAT - Other Information: Do you know of the following on the Property:			
15	Heating system (including furnace): Type Furnace Fuel Natural gas Type Fuel			
16	Fireplace: Type Fuel			
17	Heating Stove: Type Wood burning stove Fuel Wood			
18	When was fireplace/wood stove, chimney/flue last cleaned: Date:			
19	Fuel tanks: Owned Leased			
20	Radiant heating system: Interior Exterior Type			
21	Fuel Provider: Colorado natural gas			
22				
G.	WATER If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age If Known	Comments
1	Water heater(s)		?	Came with the house
2	Water filter system			
3	Water softener			
4	Water system pump			
5	Sauna			
6	Hot tub or spa			
7	Steam room/shower			
8	Underground sprinkler system			
9	Fire sprinkler system			
10	Backflow prevention device			
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11	Irrigation pump			
12				
13				
-10	Water			
	If you know of any problems <b>EVER EXISTING</b> with the following, check the "Yes" column:			
14	Water system (including lines and water pressure)			
15	Well			
16	Pool			
17	Irrigation system			
18				
19				
	WATER - Other Information:  Do you know of the following on the Property:			
20	Water heater: Number of Fuel type Natural gas Capacity 40gals			
21	Water filter system: Owned Leased			
22	Water softener: Owned Leased			
23	Master Water Shutoff Location: Back yard			
24	Well metered			
25	Well Pump: Date of last inspection Date of last service			
26	Galvanized pipe			
27	Polybutylene pipe			
28	Well Pump - GPM Date:			
29	Cistern water storage gallons			
30	Supplemental water purchased in past 2 years?			
31				
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Н.	SOURCE OF WATER & WATER SUPPLY Do you know of the following on the Property:			
1	Type of water supply: Public Community Well Shared Well fithe Property is served by a Well, a copy of the Well Permit Is Drilling Records Are Are Not attached. Shared Well Agreemen	Is No	t attached.	e Well Permit #:240007
	The Water Provider for the Property can be contacted at:  Name:  Address:			
	Web Site: Phone No	ı.:		
	There is neither a Well nor a Water Provider for the Property. The s	source	of potable	water for the Property is [describe source]:
	SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON N INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE			E GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR FFICIENCY OF THE PROVIDER'S WATER SUPPLIES.
I.	SEWER If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes		Comments
1	Sewage system (including sewer lines)			
			·	
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2	Lift station (sewage ejector pump)		
3			
4			
	SEWER - Other Information		
	Do you know of the following on the Property:  Type of sanitary sewer service: ☐ Public ☐ Community		
_	Septic System None Other		
5	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  Sewer service provider:		
6	·		
7	Sewer line scoped? Date:		
8	If a septic system, date latest Individual Use Permit issued:		
9	If a septic system, date of latest inpection:		
10	If a septic system, date of latest pumping:		
11	Gray water storage/use		
12			
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		
2			
3	DRAINAGE AND RETENTION PONDS - Other Information		
	Do you know of the following on the Property:	Yes	Comments
4	Drainage, retention ponds		
5			
K.	OTHER DISCLOSURES - IMPROVEMENTS	I	
۲.	If you know of any problems <b>NOW EXISTING</b> with the following, check the "Yes" column:	Van	Comments
1	Included fixtures and equipment	Yes	Comments
2	Stains on carpet	×	Normal wear on carpet
3	Floors		
4			
5			
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		_11.	GENERAL
L.	USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING, check the "Yes"	Va-	Comments
1	column:  Zoning violation, variance, conditional use, violation of an enforceable PUD, or non-conforming use	Yes	Comments
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	L	
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b Subling code, cety, or county violations should be part on the part on the part on the part of the p	4	Notice of zoning action related to the Property		
any publishers Any pu	5	Building code, city, or county violations		
Any building or improvements constructed within the past one year degraded and provided or of improvements constructed within the past one year degraded and control to the control secondary or the degraded and control to the control secondary or		Violation of restrictive covenants or owners' association rules or		
a Providence or non-sestinate alterations made without a Building Permit Cither legal action Cither legal action Cither legal action Any part of the Property leased to others (written or orar) Cither legal action Cither short-term rentals in the past year Cither legal action Comments Comm		Any building or improvements constructed within the past one year before this Date without approval by the owner's associations or the		
Permit	8	Any additions or alterations made with a Building Permit		
10 Other legal action 11 Any part of the Property lessed to others (written or oral) 12 Used for short-term mintals in the past year 13 Grandsthered conditions or uses 14 International Conditions or uses 15 Comments 16 Property Continues Conditions or uses 16 Comments 17 Any access problems, issues or concerns 17 Any access problems, issues or concerns 18 Property or country oral bordering the Property used by violations 19 Property or country oral bordering the Property Used by violations 20 Roads, trails, paths, or drivways through the Property used by violations 21 Any proposed or existing transportion project that affects or is exceeded to affect the Property 22 Any proposed or existing transportion project that affects or is exceeded to affect the Property 23 Any proposed or existing transportion project that affects or is exceeded to affect the Property 24 Any proposed or existing transportion project that affects or is exceeded to affect the Property 25 Encroud-months, boundary disjoning properties 26 Shared or common areas with adjoining properties 27 Requirements for curb, gravelylewing, landscaping 38 Any proposed or existing transportion project that affects or is exceeded to affect the Property 39 Any proposed or existing transportion project that affects or is exceeded to affect the Property 30 Any proposed or existing transportion project that affects or is exceeded to affect the Property such as radicative, toxic, or is broad and the past year.  19 In India and the Property such as radicative, toxic, or is broad and the past year.  20 Underground storage tanks 30 Aboveground storage tanks 41 Underground transmission lines 42 Underground storage tanks 43 Aboveground storage tanks 44 Underground storage tanks 45 Mine a desting turns, and talkings address, broad-cide, vasteward substant or the adjustment or the Property 46 Any proposed as a situated on, or adjoining a dump, landfill or many properties of the Engolemment of the Property 47 Storage and the property such as radicative, toxic, or is adj	9			
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13 Grandfathered conditions or uses  14  15  16  17  18  ACCESS & PARKING If you know of any of the following EVER EXISTING check, the "Net" column  17  Any access problems, issues or concerns 18  29 Public highway or county road bordering the Property used by chars 20  30 Public highway or county road bordering the Property used by chars 31  41  42 Any proposed or existing transportation project that affects or is executed to affect the Property 42  43 Any proposed or existing transportation project that affects or is executed to affect the Property 43  54 Encroachments, boundary disputes or unrecorded easements 55  65 Shared or common areas with adjoining properties 76  77 Requirements for curb, gravelipaving, landscaping 86 Any initiations on parking or access due to size, number of vehicles, or type of vehicles in the past year 90  100  100  101  102  103  104  105  105  106  107  107  107  107  107  107  107	11	Any part of the Property leased to others (written or oral)		
M. ACCESS & PARKING If you know of any of the following EVER EXISTING check the "Yos" column:  1 Any access problems, issues or concerns  Any access problems, issues or concerns  2 Roads, trails, paths, or driveways 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, gravelipaving, landscaping  8 Any imitations on pathing or access due to size, number of vehicles, or type of vehicles in the past year  9  10  N. ENVIRONMENTAL CONDITIONS If you know of any of the following EVER EXISTING on any part of the Property, check the "Nes column:  1 Hazardous materials in the Property, such as radioactive, toxic, or brobbase-board barriang, absolutes, pesticides, terhicides, wasterwisted by the property instituted in the past year  2 Underground storage tanks  4 Underground storage tanks  4 Underground transmission lines  5 Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill  6 Monitoring wells or test equipment  7 Silling, settling, upheaval, movement or instability of earth, or executive, used on the Property used as above and are adjoined and the property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill  6 Monitoring wells or test equipment  7 Silling, settling, upheaval, movement or instability of earth, or executive solid waste landfill  8 Within a governmentally designated floodplain or westland area	12	Used for short-term rentals in the past year		
M. ACCESS & PARKING If you know of any of the following EVER EXISTING check. the "Yes" column:  1 Any access problems, issues or concerns 2 Radis, trails, paths, or driveways 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 especiated to affect the Property 5 Encreachments, boundary disputes or unrecorded easements 6 Shared or common areas with adjoining properties 7 Requirements for cuts, gravelipaving, landscaping 8 Any imitations on pathing or access due to size, number of vehicles, or type of vehicles in the past year 9 The Property on pathing or access due to size, number of vehicles, or type of vehicles in the past year 10  N. ENVIRONMENTAL CONDITIONS If you know of any of the following EVER EXISTING on any part of the Property, check the "Yes" column: 1 Hazardous materials, solestos, pesticides, in the cities, wasterwards addispos, motions, materials, and such posterials, pesticides, in the cities, wasterwards 1 Underground storage tanks 1 Monitoring wells or test equipment 2 Inflicing, settling, upheaval, movement or instability of earth, or expensive sizes on the Property well access on the Property of expensive sizes on the Property of expensive sizes on the Property of the standard or search and the standard or expensive sizes on the Property of the standard or search and the standard or expensive sizes of the Property of the standard or search and the stand	13	Grandfathered conditions or uses		
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N. ENVIRONMENTAL CONDITIONS If you know of any of the following EVER EXISTING on any part of the Property, check the "Yes' column:  Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, methane, mill tailings, solvents, or petroleum products  Underground storage tanks  Underground storage tanks  Underground transmission lines  Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill  Monitoring wells or test equipment  Siding, settling, upheaval, movement or instability of earth, or expansive soils on the Property  Mine shafts, tunnels, or abandoned wells on the Property  Within a governmentally designated floodplain or wetland area	8			
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3 Aboveground storage tanks  4 Underground transmission lines  5 Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill  6 Monitoring wells or test equipment  7 Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property  8 Mine shafts, tunnels, or abandoned wells on the Property  9 Within a governmentally designated geological hazard or sensitive area  10 Within a governmentally designated floodplain or wetland area	1	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater		
4 Underground transmission lines  5 Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill  6 Monitoring wells or test equipment  7 Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property  8 Mine shafts, tunnels, or abandoned wells on the Property  9 Within a governmentally designated geological hazard or sensitive area  10 Within a governmentally designated floodplain or wetland area	2	Underground storage tanks		
5 Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill 6 Monitoring wells or test equipment 7 Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property 8 Mine shafts, tunnels, or abandoned wells on the Property 9 Within a governmentally designated geological hazard or sensitive area 10 Within a governmentally designated floodplain or wetland area	3	Aboveground storage tanks		
municipal solid waste landfill  Monitoring wells or test equipment  Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property  Mine shafts, tunnels, or abandoned wells on the Property  Within a governmentally designated geological hazard or sensitive area  Within a governmentally designated floodplain or wetland area	4	Underground transmission lines		
6 Monitoring wells or test equipment  7 Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property  8 Mine shafts, tunnels, or abandoned wells on the Property  9 Within a governmentally designated geological hazard or sensitive area  10 Within a governmentally designated floodplain or wetland area	5			
expansive soils on the Property      Mine shafts, tunnels, or abandoned wells on the Property      Within a governmentally designated geological hazard or sensitive area      Within a governmentally designated floodplain or wetland area	6			
8 Mine shafts, tunnels, or abandoned wells on the Property  9 Within a governmentally designated geological hazard or sensitive area  10 Within a governmentally designated floodplain or wetland area	7			
area  10 Within a governmentally designated floodplain or wetland area	8	Mine shafts, tunnels, or abandoned wells on the Property		
10 Within a governmentally designated floodplain or wetland area	9			
PD19_6_23 SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL) Page 7 of 10	10			
IDI7-0-23, DEELEKDIKOIEKII DIDQEODUKE (KEDIDENIIAE) I 425 / UL IV	PD1	9-6-23. SELLER'S PROPERTY DISCLOSURE (RESIDEN	TIAI	L) Page 7 of 10

	1	1	1
11	Dead, diseased, or infested trees or shrubs		
12	Environmental assessments, studies, or reports done involving the physical condition of the Property		
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
14	Smoking inside improvements (including garages, unfinished space, or detached buildings) on Property		
15	Animals kept in the residence		
16	Other environmental problems, issues or concerns		
17	Odors		
18			
19			
0.	RADON If you know of any of the following EVER EXISTING, check the "Yes" column:	Yes	Comments
1	Radon test(s) conducted on the Property. Include the most recent records and reports pertaining to radon concentrations within the Property.		
2	Radon concentrations detected or mitigation or remediation performed. Provide a full description.		
3	Radon mitigation system installed on Property. Provide all information known by Seller about the radon mitigation system.		
4			
5			
P.	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	163	Comments
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		
3	Problems or defects in the Common Elements or Limited Common Elements of the Association Property		
	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY If you know of any of the following EVER EXISTED, check the "Yes" column:		
4	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)		
5			
6			
	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY - Other Information:  Name of the Owner's Associations governing the Property:		Contact Information
7	Owner's Association #1:		
8	Owner's Association #2:		
9	Owner's Association #3:		
10	Owner's Association #4:		
Q.	GENERAL DISCLOSURES If you know of any of the following EVER EXISTING, check the "Yes" column:	Yes	Comments
1	Written reports of any building, site, roofing, soils, water, sewer, or engineering investigations or studies of the Property		
	<u></u>		
10 <b>Q</b> .	Owner's Association #4:  GENERAL DISCLOSURES If you know of any of the following EVER EXISTING, check the "Yes" column:  Written reports of any building, site, roofing, soils, water, sewer, or	Yes	Comments  L) Page 8 of 10

2	Any property insurance claim submitted (whether paid or not)	×	Water leak in crawl space has been fixed pending claim					
3	Structural, architectural, and engineering plans and/or specifications for any existing improvements							
4	Property was previously used as a methamphetamine laboratory and not remediated to state standards							
5	Government special improvements approved, but not yet installed, that may become a lien against the Property							
6	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property							
7	Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions							
8	Property is located in a historic district							
9								
10								
	GENERAL - Other Information:							
11	Location of Mailbox and No. Mailbox group located on county road 46							
12								
Selle to a affe build In the	ADVI SORY 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.  In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose any such new adverse material fact to Buyer.  The information contained in this SPD has been furnished by Seller, who certifies it was answered truthfully, based on Seller's CURRENT ACTUAL KNOWLEDGE.							
Date: 2/9/2024 Seller: Nathen K Larimore								
Sell	ler:		Date:					
4 D)	ALCORY TO PLIVED							
	/I SORY TO BUYER:	!	warent established and David also David the establish					
insp	Even though Seller has answered the above questions to Selle ect the Property and obtain expert assistance to accurately and owing matters are satisfactory to Buyer:							
b. c. d. e. f. t g. h.	<ul> <li>a. the physical condition of the Property;</li> <li>b. the presence of mold or other biological hazards;</li> <li>c. the presence of rodents, insects and vermin including termites;</li> <li>d. the legal use of the Property, including zoning and legal access to the Property;</li> <li>e. the availability and source of water, sewer, and utilities;</li> <li>f. the environmental and geological condition of the Property;</li> <li>g. the presence of noxious weeds; and</li> <li>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.</li> </ul>							
2.	Seller states that the information is correct to "Seller's curren	nt actu	ual knowledge" as of the date of this form. The term "current actual					
SPD1	9-6-23. SELLER'S PROPERTY DISCLOSURE (RESIDEN	NTIA	L) Page 9 of 10					
	Initials							

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 investigate or inspect the Property or inclusions when this SPD 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 SPD.
- 6. Seller does not warrant that the Property or inclusions are 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.
- Buyer: \_\_\_\_\_\_ Date: \_\_\_\_\_

SPD19-6-23. SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

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7. Buyer receipts for a copy of this SPD.

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	Initials	<del></del>

## United Country Timberline Realty Tod Tobiasson

Ph: 719-687-3678

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate 1 Commission (SWA35-8-10) (Mandatory 1-11) 2 THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT 3 LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING. 4 5 SOURCE OF WATER ADDENDUM 6 TO CONTRACT TO BUY AND SELL REAL ESTATE 7 Date: 2/6/2024 8 10 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. 434 Blue Mountain Drive, Florissant, CO 80816 13 14 15 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.] 18 19 × The Property's source of water is a Well. Well Permit #: 240007 20 If a well is the source of water for the Property, a copy of the current Well Permit 21 **⊠** Is □ Is Not attached. 22 23 The Water Provider for the Property can be contacted at: 24 25 Name: Address: 26 Web Site: 27 Phone No.: 28 29 2.3 There is neither a Well nor a Water Provider for the Property. The source of water 30 for the Property is [describe source]: 31 32 33 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 **36 THE PROVIDER'S WATER SUPPLIES.** 37 Nothen K Larimore 38 2/8/2024 Date: Seller: Nathen K Larimore 39 Seller: \_\_\_\_\_ Date: \_\_\_\_\_ 40 41 42 \_\_\_\_\_ Date: \_\_\_\_\_ 43 44 45

46	Buyer:	Date:
47		

SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. CTM eContracts - © 2024 MRI Software LLC - All Rights Reserved

SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE Pag

### United Country Timberline Realty Tod Tobiasson

Ph: 719-687-3678

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF94-5-18) (Mandatory 1-19)

# 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 A	Address: 434 Blue Mountain Drive, Flori	issant, CO 80816		
Listi	ee Measurement ng Licensee □ Has ☑ Has Not measured th methodology or manner:	ne square footage of the re	esidence according to the follo	owing
Stariuaru,	Standard/Methodology/Manner	Date Measured	Square Footage	
	Exterior measurement	Date Measureu	Square Footage	
	☐ FHA			
	□ANSI			
	☐ Local standard			
	☐ Other			
	Source of Measurement : g Licensee ☑ Is ☐ Is Not providing informated ed below:	tion on square footage of t	he residence from another so	ource(s)
	Source of Square Footage Information	Date	Square Footage	
	☐ Prior appraisal (Date of document)			
	☐ Building plans (Date of document)			
	Assessor's office (Date obtained)	01/17/2024	1440	
	Other			
	nent may not be exact and is for the purpose boses. If exact square footage is a concern	<u> </u>		ion or
•	Seller are advised to verify this information.  I by Buyer on or before any applicable deadli	•	ment or investigation should	be
Toa	l Tobiasson	Date: <b>2/9/2</b> 0	024	
Broker: 7	od Tobiasson			
The under	rsigned acknowledge receipt of this disclosure	е.		
$n_{\epsilon}$	athen K Larimore	Date: <b>2/8/2</b> 0	024	
Seller: Na	athen K Larimore		_	
Buyer:		Date:		
(SF94-5-	18) SQUARE FOOTAGE DISCLOSURE	CTM eContracts - ©2024 MR	I Software LLC - All Rights Rese	rved