

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: **3/27/2025**

Property:

**1084 Circle Drive, Florissant, CO 80816**

Seller: **Tod J Tobiasson and Melanie H Tobiasson**

Year Built: **1980**

Year Seller Acquired Property: **2008**

**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

A.	BUILDING CONDITIONS (all aspects of the Property to include decks and patios) If you know of any of the following problems <b>EVER EXISTING</b> , check the "Yes" column:	Yes	Comments
1	Structural	<input checked="" type="checkbox"/>	Deck joists on the main deck became deteriorated, replaced all deck joists and improved some vertical supports in late 2024/early 2025.
2	Moisture and/or water		None known.
3	Damage due to termites, other insects, birds, animals, or rodents	<input checked="" type="checkbox"/>	Holes in the siding from birds repaired over the years.
4	Damage due to hail, wind, fire, flood, or other casualty	<input checked="" type="checkbox"/>	Roof was replaced due to hail damage with a metal roof prior to our purchase of the house.
5	Cracks, heaving or settling		None known.
6	Exterior wall or window	<input checked="" type="checkbox"/>	Broken seals in some windows. Siding and flashing incomplete in some areas due to window replacement or removal.
7	Exterior Artificial Stucco (EIFS)		N/A
8	Subfloors		None known.
9	N/A		N/A
10	N/A		N/A

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 known.
2	Damage to roof	<input checked="" type="checkbox"/>	Roof was replaced due to hail damage with a metal roof prior to our purchase of the house.
3	Skylight		N/A
4	Gutter or downspout	<input checked="" type="checkbox"/>	Some loose and hanging gutters over the years repaired.
5	Other roof problems, issues or concerns		None known.
6	N/A		N/A
7	N/A		N/A
	<b>ROOF - Other Information</b> Do you know of the following on the Property:		
8	Roof under warranty until Don't know. Transferable? <input type="checkbox"/> YES <input type="checkbox"/> NO		Don't know.
9	Roof work done while under current roof warranty		None known.
10	Roof material: Standing Seam Metal      Age: 18		Roof was replaced due to hail damage with a metal roof prior to our purchase of the house.
11	N/A		N/A

<b>C. APPLIANCES</b> (if included in the sale) 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			N/A
2	Clothes dryer		2008	None known.
3	Clothes washer		2008	None known.
4	Dishwasher		2024?	None known.
5	Disposal			N/A
6	Freezer		2010?	None known.
7	Gas grill			N/A
8	Hood		?	None known. Existing, age unknown.
9	Microwave oven			N/A
10	Oven		?	None known. Existing, age unknown.
11	Range		?	None known. Existing, age unknown.
12	Refrigerator	<input checked="" type="checkbox"/>	?	Water dispenser on the outside of the door leaks a little from time to time. Purchased used or existing, Age unknown on both refrigerators.
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			N/A
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			N/A
15	Trash compactor			N/A
16	N/A			N/A
17	N/A			N/A

<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			N/A
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire	<input checked="" type="checkbox"/>		Not currently installed.
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire	<input checked="" type="checkbox"/>		Not currently installed.
4	Light fixtures	<input checked="" type="checkbox"/>		No power to the outside light fixture on the lower floor. Some light fixtures not installed or trimmed out.
5	Switches & outlets	<input checked="" type="checkbox"/>		3 way switch in top staircase needs to be replaced, some switches and outlets not installed or not powered at this time.

Initials \_\_\_\_\_

6	Telecommunications (T1, fiber, cable, satellite)	<input checked="" type="checkbox"/>	Phone cable exposed during excavation of parking area next to garage, no apparent damage at the time or currently.
7	Inside telephone wiring & blocks/jacks	<input checked="" type="checkbox"/>	Phone line from the outside of the house to the interior of the house removed during deck repairs and has not been reinstalled.
8	Ceiling fans		N/A
9	Garage door opener and remote control # of remote/openers: 2	<input checked="" type="checkbox"/>	Opener was functioning when we removed the wires between devices after some wires were damaged using the gym, never repaired or installed new wires because we didn't want the doors to be accidentally opened or left open by a family member. Existing, age unknown.
10	Intercom/doorbell		N/A
11	In-wall speakers		N/A
12	N/A		N/A
13	N/A		N/A
	<b>ELECTRICAL &amp; TELECOMMUNICATIONS</b> If you know of any problems <b>EVER EXISTING</b> with the following, check the "Yes" column:		
14	Electrical Service		None known. Existing, age unknown.
15	Aluminum wiring at the outlets (110)		N/A
16	Solar panels: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		N/A, System not installed or completed except for the main tie-in between the main panel and the utility room panels and inverter panel.
17	Wind generators: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		N/A
17	Electric Wiring or Panel	<input checked="" type="checkbox"/>	Panel covers not installed. Existing, age unknown.
18	N/A		N/A
19	N/A		N/A
	<b>ELECTRICAL &amp; TELECOMMUNICATIONS - Other Information:</b> Do you know of the following on the Property:		
20	220 volt service		Existing, age unknown.
21	Electrical Service: Amps 200		Existing, age unknown.
22	Landscape Lighting		N/A
23	Electrical Provider: CORE (Core.Coop.com)		800-332-9540 Core.Coop.com
24	Cable/TV provider DirecTV (DirecTV.com)		We used DirecTV for many years, system not currently installed.
25	Seller's Internet Provider Starlink (Starlink.com)		Over the years we used Centurylink DSL, Rise Broadband, Peak Internet (now Vero Fiber), TellerWifi, and currently Starlink is our preferred provider. (Starlink.com) System not currently installed on the house.
26	N/A		N/A

<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)	<input checked="" type="checkbox"/>		Opener was functioning when we removed the wires between devices after some wires were damaged using the gym, never repaired or installed new wires because we didn't want the doors to be accidentally opened or left open by a family member. Existing, age unknown.
2	Entry gate system			N/A
3	Elevator			N/A
4	Sump pump(s): # of N/A			N/A
5	Recycle pump			N/A
6	N/A			N/A
7	N/A			N/A

Initials \_\_\_\_\_

F. VENTILATION, AIR & HEAT If you know of any problems <b>NOW EXISTING</b> with the following, check the "Yes" column:		Yes	Age If Known	Comments
1	Heating System	<input checked="" type="checkbox"/>	2009	Main floor zones never completed or used. One lower level zone control valve not functioning, in need of replacement. Propane tankless water heater/boiler not functioning, in need of repair. Electric water heater (one of multiple heat sources for the hydronic heat system) appears to be near its life expectancy and may need to be replaced in the near future. Multiple water drips noted in the utility room from the heating system.
2	Evaporative cooler			N/A
3	Window air conditioning units			N/A
4	Central air conditioning			N/A
5	Attic/whole house fan			N/A
6	Vent fans			None known. Age unknown.
7	Humidifier			N/A
8	Air purifier		2022?	None known.
9	Fireplace			None known. Existing, age unknown.
10	Fireplace insert			N/A
11	Heating Stove			None known. Existing, age unknown.
12	Fuel tanks	<input checked="" type="checkbox"/>		Propane tank emptied and moved before excavation work in back and side yard. Currently using 20 lb tanks, the clothes dryer is the only current propane consumer in the house. Existing, age unknown. Tank is owned.
13	N/A			N/A
14	N/A			N/A
<b>VENTILATION, AIR &amp; HEAT - Other Information:</b> Do you know of the following on the Property:				
15	Heating system (including furnace): Type <u>Hydronic Baseboard</u> Fuel <u>Multiple (Propane, Electric, Designed to add Solar Hot Water and or Wood Boiler)</u> Type <u>Heaters</u> Fuel <u>Electric</u>		2009	Main floor zones never completed or used. One lower level zone control valve not functioning, in need of replacement. Propane tankless water heater/boiler not functioning, in need of repair. Electric water heater (one of multiple heat sources for the hydronic heat system) appears to be near its life expectancy and may need to be replaced in the near future. Multiple water drips noted in the utility room from the heating system.
16	Fireplace: Type <u>Wood Stove Free</u> Fuel <u>Wood</u> Type <u>Standing</u>			Existing, age unknown.
17	Heating Stove: Type <u>Same as above</u> Fuel <u>Wood</u>			Existing, age unknown.
18	When was fireplace/wood stove, chimney/flue last cleaned: Date: <input checked="" type="checkbox"/> Do not know			Don't recall the last cleaning. Existing, age unknown.
19	Fuel tanks: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			Propane tank emptied and moved before excavation work in back and side yard. Currently using 20 lb tanks, the clothes dryer is the only current propane consumer in the house. Existing, age unknown.
20	Radiant heating system: <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Exterior Type <u>Hydronic Baseboard</u>		2009	Main floor zones never completed or used. One lower level zone control valve not functioning, in need of replacement. Propane tankless water heater/boiler not functioning, in need of repair. Electric water heater (one of multiple heat sources for the hydronic heat system) appears to be near its life expectancy and may need to be replaced in the near future. Multiple water drips noted in the utility room from the heating system.
21	Fuel Provider: <u>Propane tank is owned, use provider of choice</u>			Propane tank is owned, use provider of choice.
22	N/A			N/A

G. WATER If you know of any problems <b>NOW EXISTING</b> with the following, check the "Yes" column:		Yes	Age If Known	Comments
1	Water heater(s)	<input checked="" type="checkbox"/>		Main floor zones never completed or used. One lower level zone control valve not functioning, in need of replacement. Propane tankless water heater/boiler not functioning, in need of repair. Electric water heater (one of multiple heat sources for the hydronic heat system) appears to be near its life expectancy and may need to be replaced in the near future. Multiple water drips noted in the utility room from the heating system. Existing tank water heater, age unknown.

2	Water filter system		2009	None known.
3	Water softener			N/A
4	Water system pump			None known. Existing, age unknown.
5	Sauna			N/A
6	Hot tub or spa			N/A
7	Steam room/shower	<input checked="" type="checkbox"/>		Main floor shower diverter valve not functioning, set to shower water flow not tub fill.
8	Underground sprinkler system			N/A
9	Fire sprinkler system			N/A
10	Backflow prevention device			None known. Existing, age unknown.
11	Irrigation pump			N/A
12	N/A			N/A
13	N/A			N/A
	<b>Water</b> 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)			Water line from house to pitless adapter excavated to build and install a solar hot water collection system for the hydronic heat system. The solar system was not installed at the time, a tunnel was designed and built prior to backfilling in the event the system was installed in the future.
15	Well	<input checked="" type="checkbox"/>		Well permit #192987 (the permit number we were told is our well when we purchased the property in 2008 may not be the correct permit number. Permit #192987 may be the well at 261 Antlers Ln, both properties were owned by Rodney D Snyder at one time. We are currently working with the State Water Department to determine if this is our well permit number or if we need to apply for an existing well use permit, estimated time to resolve the issue is two weeks.
16	Pool			N/A
17	Irrigation system			N/A
18	N/A			N/A
19	N/A			N/A
	<b>WATER - Other Information:</b> Do you know of the following on the Property:			
20	Water heater: Number of 2 Electricity, Fuel type Propane Capacity			Main floor zones never completed or used. One lower level zone control valve not functioning, in need of replacement. Propane tankless water heater/boiler not functioning, in need of repair. Electric water heater (one of multiple heat sources for the hydronic heat system) appears to be near its life expectancy and may need to be replaced in the near future. Multiple water drips noted in the utility room from the heating system. Existing tank water heater, age unknown.
21	Water filter system: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased		2009	None known.
22	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			N/A
23	Master Water Shutoff Location: Utility Room			Occasional drips noted
24	Well metered			N/A
25	Well Pump: Date of last inspection Date of last service			Existing, age unknown.
26	Galvanized pipe			Existing, age unknown.
27	Polybutylene pipe			N/A
28	Well Pump - GPM Date:			Existing, age unknown.
29	Cistern water storage                      gallons			N/A
30	Supplemental water purchased in past 2 years? N/A			N/A

Initials \_\_\_\_\_

31	N/A		N/A
----	-----	--	-----

<b>H. SOURCE OF WATER &amp; WATER SUPPLY</b>	
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"/> Other <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input checked="" type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: 192987 ? Drilling Records <input checked="" type="checkbox"/> Are <input type="checkbox"/> Are Not attached. Shared Well Agreement <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No.  The <b>Water Provider</b> for the Property can be contacted at: Name: N/A Address: N/A Web Site: N/A Phone No.: N/A <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]: N/A  <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>

<b>I. SEWER</b>		
If you know of any problems <b>EVER EXISTING</b> with the following, check the "Yes" column:	Yes	Comments
1 Sewage system (including sewer lines)		None known.
2 Lift station (sewage ejector pump)		N/A
3 N/A		N/A
4 N/A		N/A
<b>SEWER - Other Information</b>		
Do you know of the following on the Property:		
5 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.		None known.
Type of septic system: <input type="checkbox"/> Tank <input checked="" type="checkbox"/> Leach <input type="checkbox"/> Lagoon		
6 Sewer service provider:		N/A
7 Sewer line scoped? Date:		N/A
8 If a septic system, date latest Individual Use Permit issued: 04/28/1980		None known.
9 If a septic system, date of latest inspection: 03/21/2025		Inspection/Certification Attached
10 If a septic system, date of latest pumping: 03/21/2025		Inspection/Certification Attached
11 Gray water storage/use N/A		N/A
12 N/A		N/A

<b>J. FLOODING AND DRAINAGE</b>		
If you know of any problems <b>EVER EXISTING</b> with the following on the Property, check the "Yes" column:	Yes	Comments
1 Flooding or drainage		None known.
2 N/A		N/A
3 N/A		N/A
<b>DRAINAGE AND RETENTION PONDS - Other Information</b>		
Do you know of the following on the Property:	Yes	Comments
4 Drainage, retention ponds		N/A
5 N/A		N/A

<b>K. OTHER DISCLOSURES - IMPROVEMENTS</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	<input checked="" type="checkbox"/>	Some items not installed or completed at this time, completion to your specifications before closing are negotiable.
2	Stains on carpet	<input checked="" type="checkbox"/>	Carpets professionally cleaned on 03/06/2025 by Rocky Mountain Carpet Cleaning, installation or replacement with new carpets before closing is negotiable.
3	Floors	<input checked="" type="checkbox"/>	Some floor coverings not installed at this time, installation or replacement with new flooring before closing is negotiable.
4	N/A		N/A
5	N/A		N/A

## II. GENERAL

<b>L. 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>
1	Zoning violation, variance, conditional use, violation of an enforceable PUD, or non-conforming use		None known.
2	Notice or threat of condemnation proceedings		None known.
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		None known.
4	Notice of zoning action related to the Property		None known.
5	Building code, city, or county violations		None known.
6	Violation of restrictive covenants or owners' association rules or regulations		None known.
7	Any building or improvements constructed within the past one year before this Date without approval by the owner's associations or the designated approving body		None known.
8	Any additions or alterations made with a Building Permit	<input checked="" type="checkbox"/>	Garage Addition 04/27/1987 Permit #87-3375. Deck Addition 04/23/2004 Permit #0504-0034. Remodel of Lower & Upper Levels 12/23/2008 Permit #08-0416 Not Yet Completed.
9	Any additions or non-aesthetic alterations made without a Building Permit	<input checked="" type="checkbox"/>	Garage attic space opened up. Deck repaired.
10	Other legal action		None known.
11	Any part of the Property leased to others (written or oral)		None known.
12	Used for short-term rentals in the past year		N/A
13	Grandfathered conditions or uses		None known.
14	N/A		N/A
15	N/A		N/A

<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, issues or concerns		None known.
2	Roads, trails, paths, or driveways through the Property used by others		None known.
3	Public highway or county road bordering the Property		N/A
4	Any proposed or existing transportation project that affects or is expected to affect the Property		None known.
5	Encroachments, boundary disputes or unrecorded easements		None known.
6	Shared or common areas with adjoining properties		None known.
7	Requirements for curb, gravel/paving, landscaping		None known.
8	Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year		None known.
9	N/A		N/A
10	N/A		N/A

<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, methane, mill tailings, solvents, or petroleum products		None known.
2 Underground storage tanks		None known.
3 Aboveground storage tanks	<input checked="" type="checkbox"/>	Just movable propane tanks.
4 Underground transmission lines		None known.
5 Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill		None known.
6 Monitoring wells or test equipment		None known.
7 Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property		None known.
8 Mine shafts, tunnels, or abandoned wells on the Property		None known.
9 Within a governmentally designated geological hazard or sensitive area		None known.
10 Within a governmentally designated floodplain or wetland area		None known.
11 Dead, diseased, or infested trees or shrubs		None known.
12 Environmental assessments, studies, or reports done involving the physical condition of the Property		None known.
13 Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		None known.
14 Smoking inside improvements (including garages, unfinished space, or detached buildings) on Property		None known.
15 Animals kept in the residence	<input checked="" type="checkbox"/>	Pet Dogs Inside and Barn Cats in the Garage Only since 2008 when we purchased the property.
16 Other environmental problems, issues or concerns		None known.
17 Odors		None known.
18 N/A		N/A
19 N/A		N/A

<b>O. RADON</b> If you know of any of the following <b>EVER EXISTING</b> , check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1 Radon test(s) conducted on the Property. Include the most recent records and reports pertaining to radon concentrations within the Property.		None known.
2 Radon concentrations detected or mitigation or remediation performed. Provide a full description.		None known.
3 Radon mitigation system installed on Property. Provide all information known by Seller about the radon mitigation system.		N/A
4 N/A		N/A
5 N/A		N/A

<b>P. 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>
1 Property is part of an owners' association		N/A
2 Special assessments or increases in regular assessments approved by owners' association but not yet implemented		N/A
3 Problems or defects in the Common Elements or Limited Common Elements of the Association Property		N/A
<b>COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY</b> If you know of any of the following <b>EVER EXISTED</b> , 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)	None known.
5	N/A	N/A
6	N/A	N/A
	<b>COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY - Other Information:</b> Name of the Owner's Associations governing the Property:	<b>Contact Information</b>
7	Owner's Association #1: None known.	N/A
8	Owner's Association #2: None known.	N/A
9	Owner's Association #3: None known.	N/A
10	Owner's Association #4: None known.	N/A

Q.	GENERAL DISCLOSURES If you know of any of the following <b>EVER EXISTING</b> , 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		None known.
2	Any property insurance claim submitted (whether paid or not)	<input checked="" type="checkbox"/>	Roof damage claim by the previous owners resulted in a new standing seam metal roof instal shortly before we purchased the property.
3	Structural, architectural, and engineering plans and/or specifications for any existing improvements	<input checked="" type="checkbox"/>	Garage Addition 04/27/1987 Permit #87-3375. Deck Addition 04/23/2004 Permit #0504-0034. Remodel of Lower & Upper Levels 12/23/2008 Permit #08-0416
4	Property was previously used as a methamphetamine laboratory and not remediated to state standards		None known.
5	Government special improvements approved, but not yet installed, that may become a lien against the Property		None known.
6	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		None known.
7	Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions		None known.
8	Property is located in a historic district		None known.
9	N/A		N/A
10	N/A		N/A
	<b>GENERAL - Other Information:</b>		
11	Location of Mailbox and No. Located on Steven Dr. between Kara Ln. and Wilson Dr. on the South side of HWY 24		Florissant Post Office will issue you a box number after closing.
12	N/A		N/A

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 SPD 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.

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:

Seller: **Tod J Tobiasson**

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

Seller: **Melanie H Tobiasson**

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 are satisfactory to Buyer:

- 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, including zoning 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 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.

7. Buyer receipts for a copy of this SPD.

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

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

---

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

CTM eContracts - ©2025 MRI Software LLC - All Rights Reserved

Initials \_\_\_\_\_