



United Country Wapiti Realty, Ltd
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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
 (SPD19-10-11) (Mandatory 1-12)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

**SELLER'S PROPERTY DISCLOSURE
 (ALL TYPES OF PROPERTIES)**

THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Disclosure is correct to Seller's CURRENT ACTUAL KNOWLEDGE as of this Date. Any changes will be disclosed by Seller to Buyer promptly after discovery. Seller hereby receipts for a copy of this Disclosure. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself, except as stated in Section L. Broker may deliver a copy of this Disclosure to prospective buyers.

Note: If an item is not present at the Property or if an item is not to be included in the sale, mark the "N/A" column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded; if there is an inconsistency between this form and the Contract, the Contract controls.

Date: 1/18/2017

Property Address: 1231 Keepsake Loop, Westcliffe, CO 81252

Seller: Chic L. Hughes and Paula H. Hughes

I. IMPROVEMENTS											
<input checked="" type="checkbox"/> If this box is checked, there are no structures or improvements on the Property; do not complete Sections A-G.											
A. STRUCTURAL CONDITIONS	Do any of the following conditions now exist or have they ever existed:					Yes	No	Do Not Know	N/A	Comments	
1	Structural problems										
2	Moisture and/or water problems										
3	Damage due to termites, other insects, birds, animals or rodents										
4	Damage due to hail, wind, fire or flood										
5	Cracks, heaving or settling problems										
6	Exterior wall or window problems										
7	Exterior Artificial Stucco (EIFS)										
8	Any additions or alterations made										
9	Building code, city or county violations										
B. ROOF	Do any of the following conditions now exist:					Yes	No	Do Not Know	N/A	Comments	
1	Roof problems										
2	Roof material: Age										
3	Roof leak: Past										
4	Roof leak: Present										
5	Damage to roof: Past										
6	Damage to roof: Present										
7	Roof under warranty until . Transferable										
8	Roof work done while under current roof warranty										
9	Skylight problems										
10	Gutter or downspout problems										
IN WORKING CONDITION											
C. APPLIANCES	Are the following now in working condition:					Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Built-in vacuum system & accessories										
2	Clothes dryer										
3	Clothes washer										
4	Dishwasher										
5	Disposal										
6	Freezer										
7	Gas grill										
8	Hood										
9	Microwave oven										
10	Oven										
11	Range										
12	Refrigerator										
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased										

14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
15	Trash compactor						

IN WORKING CONDITION

D. ELECTRICAL & TELECOMMUNICATIONS		Yes	No	Do Not Know	Age If Known	N/A	Comments
Are the following now in working condition:							
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire						
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire						
4	Light fixtures						
5	Switches & outlets						
6	Aluminum wiring (110)						
7	Electrical: Phase Voltage Amps						
8	Telecommunications (T1, fiber, cable, satellite)						
9	Inside telephone wiring & blocks/jacks						
10	Abandoned communication cables: <input type="checkbox"/> Yes <input type="checkbox"/> No						
11	Ceiling fans						
12	Garage door opener						
13	Garage door control(s) #						
14	Intercom/doorbell						
15	In-wall speakers						
16	220 volt service						
17	Landscape lighting						

IN WORKING CONDITION

E. MECHANICAL		Yes	No	Do Not Know	Age If Known	N/A	Comments
Are the following now in working condition:							
1	Air conditioning:						
	Evaporative cooler						
	Window units						
	Central						
	Computer room						
2	Attic/whole house fan						
3	Vent fans						
4	Humidifier						
5	Air purifier						
6	Sauna						
7	Hot tub or spa						
8	Steam room/shower						
9	Pool						
10	Heating system:						
	Type Fuel						
	Type Fuel						
11	Water heater: Number of Fuel type Capacity						
12	Fireplace: Type Fuel						
13	Fireplace insert						
14	Stove: Type Fuel						
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: <input type="checkbox"/> Do not know						
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type						
18	Overhead door						
19	Entry gate system						
20	Elevator/escalators						
21	Lift/hoist/crane						

IN WORKING CONDITION

F. WATER, SEWER & OTHER UTILITIES		Yes	No	Do Not Know	Age If Known	N/A	Comments
Are the following now in working condition:							
1	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
3	Sewage problems: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know						
4	Lift station (sewage ejector pump)						
5	Drainage, storm sewers, retention ponds						
6	Grey water storage/use						
7	Plumbing problems: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know						

8	Sump pump						
9	Underground sprinkler system						
10	Fire sprinkler system						
11	Polybutylene pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know						
12	Galvanized pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know						
13	Backflow prevention device: <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage						
14	Irrigation pump						
15	Well pump						

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

II. GENERAL						
H. USE, ZONING & LEGAL ISSUES	Yes	No	Do Not Know	N/A	Comments	
Do any of the following conditions now exist:				<input checked="" type="checkbox"/>	Vacant Lot	
1 Current use of the Property		<input checked="" type="checkbox"/>				
2 Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use		<input checked="" type="checkbox"/>				
3 Notice or threat of condemnation proceedings		<input checked="" type="checkbox"/>				
4 Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		<input checked="" type="checkbox"/>				
5 Violation of restrictive covenants or owners, association rules or regulations		<input checked="" type="checkbox"/>				
6 Any building or improvements constructed within the past one year from this Date without approval by the Association or the designated approving body		<input checked="" type="checkbox"/>				
7 Notice of zoning action related to the Property		<input checked="" type="checkbox"/>				
8 Notice of ADA complaint or report		<input checked="" type="checkbox"/>				
9 Other legal action		<input checked="" type="checkbox"/>				

I. ACCESS, PARKING, DRAINAGE & SIGNAGE	Yes	No	Do Not Know	N/A	Comments	
Do any of the following conditions now exist:						
1 Any access problems		<input checked="" type="checkbox"/>				
2 Roads, driveways, trails or paths through the Property used by others		<input checked="" type="checkbox"/>				
3 Public highway or county road bordering the Property	<input checked="" type="checkbox"/>					
4 Any proposed or existing transportation project that affects or is expected to affect the Property		<input checked="" type="checkbox"/>				
5 Encroachments, boundary disputes or unrecorded easements		<input checked="" type="checkbox"/>				
6 Shared or common areas with adjoining properties		<input checked="" type="checkbox"/>				
7 Cross-parking agreement, covenants, easements		<input checked="" type="checkbox"/>				
8 Requirements for curb, gravel/paving, landscaping		<input checked="" type="checkbox"/>				
9 Flooding or drainage problems: Past			<input checked="" type="checkbox"/>			
10 Flooding or drainage problems: Present		<input checked="" type="checkbox"/>				
11 Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		<input checked="" type="checkbox"/>				
12 Signs: Government or private restriction problems		<input checked="" type="checkbox"/>				

J. WATER & SEWER SUPPLY	Yes	No	Do Not Know	N/A	Comments	
Do any of the following conditions now exist:						
1 Water Rights Type:		<input checked="" type="checkbox"/>				
2 Water tap fees paid in full				<input checked="" type="checkbox"/>		
3 Sewer tap fees paid in full				<input checked="" type="checkbox"/>		
4 Subject to augmentation plan		<input checked="" type="checkbox"/>				
5 Well required to be metered		<input checked="" type="checkbox"/>				
6 Type of water supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input checked="" 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. Well Permit #:						
<input type="checkbox"/> Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are Not attached. Shared Well Agreement <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

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

K. ENVIRONMENTAL CONDITIONS

Do any of the following conditions now exist or have they ever existed:

	Yes	No	Do Not Know	N/A	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 checked="" type="checkbox"/>		
2 Underground storage tanks			<input checked="" type="checkbox"/>		
3 Aboveground storage tanks		<input checked="" type="checkbox"/>			
4 Underground transmission lines			<input checked="" type="checkbox"/>		
5 Animals kept in the residence				<input checked="" type="checkbox"/>	
6 Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		<input checked="" type="checkbox"/>			
7 Monitoring wells or test equipment		<input checked="" type="checkbox"/>			
8 Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property			<input checked="" type="checkbox"/>		
9 Mine shafts, tunnels or abandoned wells on the Property			<input checked="" type="checkbox"/>		
10 Within governmentally designated geological hazard or sensitive area			<input checked="" type="checkbox"/>		
11 Within governmentally designated flood plain or wetland area			<input checked="" type="checkbox"/>		
12 Governmentally designated noxious weeds (within last 3 years only) If yes, see Section O.			<input checked="" type="checkbox"/>		
13 Dead, diseased or infested trees or shrubs			<input checked="" type="checkbox"/>		
14 Environmental assessments, studies or reports done involving the physical condition of the Property		<input checked="" type="checkbox"/>			
15 Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells			<input checked="" type="checkbox"/>		
16 Endangered species on the Property			<input checked="" type="checkbox"/>		
17 Archeological features, fossils, or artifacts on the Property			<input checked="" type="checkbox"/>		
18 Interior of improvements of Property tobacco smoke-free				<input checked="" type="checkbox"/>	
19 Other environmental problems			<input checked="" type="checkbox"/>		

L. COMMON INTEREST COMMUNITY-ASSOCIATION PROPERTY

Do any of the following conditions now exist:

	Yes	No	Do Not Know	N/A	Comments
1 Property is part of an owners' association		<input checked="" type="checkbox"/>			
2 Special assessments or increases in regular assessments approved by owners' association but not yet implemented		<input checked="" type="checkbox"/>			
3 Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association but outside the Seller's Property or Unit).			<input checked="" type="checkbox"/>		

M. OTHER DISCLOSURES — GENERAL

Do any of the following conditions now exist:

	Yes	No	Do Not Know	N/A	Comments
1 Any part of the Property leased to others (written or oral)		<input checked="" type="checkbox"/>			
2 Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property		<input checked="" type="checkbox"/>			
3 Any property insurance claim submitted (whether paid or not)		<input checked="" type="checkbox"/>			
4 Structural, architectural and engineering plans and/or specifications for any existing improvements		<input checked="" type="checkbox"/>			
5 Property was previously used as a methamphetamine laboratory and not remediated to state standards		<input checked="" type="checkbox"/>			
6 Government special improvements approved, but not yet installed, that may become a lien against the Property		<input checked="" type="checkbox"/>			

III. LAND

N. CROPS, LIVESTOCK & LEASES

Do any of the following conditions now exist:

	Yes	No	Do Not Know	N/A	Comments
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1	Crops being grown on the Property			<input checked="" type="checkbox"/>			
2	Seller owns all crops			<input checked="" type="checkbox"/>			
3	Livestock on the Property			<input checked="" type="checkbox"/>			
4	Any land leased from others: <input type="checkbox"/> State <input type="checkbox"/> BLM <input type="checkbox"/> Federal <input type="checkbox"/> Private <input type="checkbox"/> Other			<input checked="" type="checkbox"/>			

O. NOXIOUS WEEDS
Do any of the following conditions **now exist**:
The Colorado Noxious Weed Management Act (35-5.5-101-119 C.R.S) enables County and City governments to implement noxious weeds management programs to reclaim infested acres and protect weed-free land. For a directory of county weed supervisors call 303-239-4173 or see: www.colorado.gov/ag/weeds.

	Have any of the following occurred to the Property:	Yes	No	Do Not Know	N/A	Comments
1	Have any noxious weeds on the Property been identified?			<input checked="" type="checkbox"/>		
2	Have there been any weed enforcement actions on the Property?		<input checked="" type="checkbox"/>			
3	Has a noxious weed management plan for the Property been entered into?		<input checked="" type="checkbox"/>			
4	Have noxious weed management actions been implemented?		<input checked="" type="checkbox"/>			
5	Have herbicides been applied?		<input checked="" type="checkbox"/>			

P. OTHER DISCLOSURES — LAND
Do any of the following conditions **now exist**:

	Do any of the following conditions now exist:	Yes	No	Do Not Know	N/A	Comments
1	Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.		<input checked="" type="checkbox"/>			
2	Conservation easement					
3						
4						
5						

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This form is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER:

Failure to disclose a known material defect may result in legal liability.

The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's CURRENT ACTUAL KNOWLEDGE.

Chic L. Hughes

Date: 1/28/2017

Seller: **Chic L. Hughes**

Paula H. Hughes

Date: 1/28/2017

Seller: **Paula H. Hughes**

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:

- the physical condition of the Property;
- the presence of mold or other biological hazards;
- the presence of rodents, insects and vermin including termites;
- the legal use of the Property and legal access to the Property;

- e. the availability and source of _____, 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. Buyer acknowledges that Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Buyer acknowledges that Seller's indication that an item is "working" is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes.

7. Buyer hereby receipts for a copy of this Disclosure.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

SPD19-10-11. SELLER'S PROPERTY DISCLOSURE (ALL TYPES OF PROPERTIES)

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