## Realty Group LLC

## 6143 S. Willow Drive Suite 101 Greenwood Village, CO 80111 David Bovard, Broker Owner

Ph: 303-523-4663 Fax: 303-557-6298

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD29-10-11) (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 (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 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: 1/25/2016

Property Address: 1234 S Main Street, Denver, CO 80222

Seller: Sophia Seller

	Seller: <b>Sophia Seller</b>							
		1.1	MPR	OV	EME	ENTS	1	
A.	STRUCTURAL CONDITIONS Do any of the following conditions now exist or h they ever existed:	ave	Y	es	No	Do Not	N/A	Comments
1	Structural problems							
2	Moisture and/or water problems					×		
3	Damage due to termites, other insects, birds, anim rodents	als or				×		
4	Damage due to hail, wind, fire or flood					×		
5	Cracks, heaving or settling problems	`				X		
6	Exterior wall or window problems			7		X		
7	Exterior Artificial Stucco (EIFS)					×		
8	Any additions or alterations made					×		
9	Building code, city or county violation					×		
В.	ROOF Do any of the following anditions now exist:		Y	es	No	Do Not Know	N/A	Comments
1	Roof problems					×		
2	Roof material: le ge							
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					×		
	•			KING				
C.	APPLIANCES Are the following <b>now</b> in working condition:	Yes	No		Not now	Age If Known	N/A	Comments
1	Built-in vacuum system & accessories	X						
2	Clothes dryer	X						
3	Clothes washer	X						
4	Dishwasher	×						

SPD29-10-11. SELLER`S PROPERTY DISCLOSURE (Residential)

Page 1 of 6

Buyer(s) Initials	Seller(s) Initials
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		_						
5	Disposal	X						
6	Freezer	X						
7	Gas grill	X						
8	Hood	X						
9	Microwave oven	×						
10	Oven	×						
$\vdash$		×						
11	Range	X						
	Refrigerator							
13	T.V. antenna: UOwned ULeased	X						
14	Satellite system or DSS dish: LOwned	×						
Ш	Leased							
15	Trash compactor							
	•			KING				
L		<u> </u>	COND		ļ			
	ELECTRICAL & TELECOMMUNICATIONS		l	Do Not		N./A		
	Are the following <b>now</b> in working condition:	Yes	No	Know	Known	N/A	Comments	
	Security system: Owned Leased	X	1	<u> </u>				
2	Smoke/fire detectors: Battery Hardwire	X	1					
3	Carbon Monoxide Alarm: 🗆 Battery 🔲 Hardwire	X						
	Light fixtures							
5	Switches & outlets	X						
6	Aluminum wiring (110)	X				K		
7	Electrical: Phase Voltage	×						
${f f eta}$	Amps		-	-	_			
8	Telecommunications (T1, fiber, cable, satellite)	X						
9	Inside telephone wiring & blocks/jacks	X						
10	Ceiling fans	×						
11	Garage door opener	×						
12	Garage door control(s) #	×						
13	Intercom/doorbell	×						
$\vdash$	In-wall speakers	×						
$\vdash$	220 volt service	Ø	+					
$\vdash$			$oldsymbol{+}$					
16	Landscape lighting	-	-					
			OR					
┝╤	IMEQUANICAL		ONDI		A == 16			
E.	MECHANICAL Are the following now a working condition:	Yes		Do Not	Age If Known	N/A	Comments	
1	Air conditioning:	163	NO	KIIOW	KIIOWII	14/7	Comments	
┢	Evaporative cooler							
	Window units							
	Central	×						
2	Attic/whole house fan	×						
3	Vent fans	X						
4	Humidifier	_				X		
		-				X		
5	Air purifier			<u> </u>				
6	Sauna					X		
7	Hot tub or spa					×		
8	Steam room/shower					X		
9	Pool					X		
	Heating system:							
10	Type Fuel Type Fuel	×						
$\vdash$	Type Fuel Water heater: Number of			<u> </u>				
11	Fuel type Capacity	×						
12	Fireplace: Type Fuel	×						
13	Fireplace insert	X						
14	Stove: Type Fuel	X						
<del>-</del>		_		<b> </b>				
		_						
1.	SELLER`S PROPERTY DISCLOSURE (Resi	denti	al)	P	age 2 of 6			

SPD29-10-11.	SELLER'S PROPERTY DISCLOSURE (Residential)	Page 2 of 6
Buyer(s) Initial	.s	Seller(s) Initials

Hose Type	18	Radiant heating system: Unterior UExterior					×	
19   Entry gate system	_	Hose Type						
In Working   Condition   F.   WATER, SEWER & OTHER UTILITIES   Are the following now in working condition:   Yes   No   Do Not   Age If   Now   Known   NA   Comments   Nature softener:	19							
IN WORKING CONDITION   CONDITION								
F. WATER, SEWER & OTHER UTILITIES Are the following now in working condition:  1 Water filter system:	20	Elevator/escalators					X	
F. WATER, SEWER & OTHER UTILITIES Are the following now in working condition:  1 Water filter system:		_	IN	WOR	ING	1		
Are the following now in working condition:					ION			
Water filter system:	F.				Do Not	Age If	NI/A	0
2 Water softener:	_		Yes	No	Know	Known	N/A	Comments
3 Sewage problems:   Yes   No   Do not know		, n				-		
4 Lift station (sewage ejector pump) 5 Drainage, storm sewers, retention ponds 6 Grey water storage/use 7 Plumbing problems:								
5 Drainage, storm sewers, retention ponds 6 Grey water storage/use 7 Plumbing problems:								
6 Grey water storage/use 7 Plumbing problems: \  Yes \  No \  Do not know \  8 Sump pump 9 Underground sprinkler system \  11 Polybutylene pipe: \  Yes \  No \  Do not know \  12 Galvanized pipe: \  Yes \  No \  Do not know \  13 \  Domestic \  Irrigation pump 15 Well pump    Irrigation pump \  15 Well pump    Included fixtures and equipment now in working condition of an enforceable PUD or non-conforming use 2 Notice or threat of condemnation proceedings Notice or days after seconditions from any governmental agency that have not been resolved   Violation of restrictive covenants or owners' association   Included of the process of any adverse condition proceedings   Included fixtures and equipment now in working								
8 Sump pump 9 Underground sprinkler system 10 Fire sprinkler system 11 Polybutylene pipe:								
8 Sump pump 9 Underground sprinkler system 11 Polybutylene pipe:	7	9.						
9 Underground sprinkler system 10 Fire sprinkler system 11 Polybutylene pipe:	_							
The sprinkler system			-				-	
11 Polybutylene pipe: Yes No Do not know Backflow prevention device: Domestic Irrigation Fire Sewage  14 Irrigation pump  15 Well pump  16 OTHER DISCLOSURES—IMPROVEMENTS Yes Do No								
12 Galvanized pipe:								
Backflow prevention device: Domestic Irrigation Fire Sewage  II Irrigation pump  II Work Go Difficial Sewage  II Included fixtures and equipment now in working condition  Included fixtures a								
Domestic Urrigation UFire Usewage  It Irrigation pump  II WORK G OTHER DISCLOSURES—IMPROVEMENTS I Included fixtures and equipment now in working condition  III. GENERAL  H. USE, ZONING & LEGAL ISSUES Do any of the following conditions use violation of an enforceable PUD or non-conforming use  I Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' association		Backflow prevention device:				_		
G. OTHER DISCLOSURES—IMPROVEMENTS Included fixtures and equipment now in working condition  Included fixtures and equipment now in w								
G. OTHER DISCLOSURES—IMPROVEMENTS  Included fixtures and equipment now in working condition  Included fixtures and equipment now in	_							
G. OTHER DISCLOSURES—IMPROVEMENTS  1 Included fixtures and equipment now in working condition  2	15	weii pump				<u> </u>		
G. OTHER DISCLOSURES—IMPROVEMENTS  1 Included fixtures and equipment now in working condition  2								
G. OTHER DISCLOSURES—IMPROVEMENTS  Included fixtures and equipment now in working condition  Included fixtures and equipment now in				WOK DI	IOI TIOI			
G. OTHER DISCLOSURES—IMPROVEMENTS  Included fixtures and equipment now in working condition  Included fixtures and equipment now in	_				No No	Age If	: [	
Tondition  In Center AL  In Ce			1			_	1 51/4	Comments
2   3   4	_		Yes		, ow	Know	1 N/A	* * * * * * * * * * * * * * * * * * * *
TI. GENERAL  H. USE, ZONING & LEGAL ISSUES Do any of the following conditions to wexist:  Yes No Know N/A Comments  Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use  Notice or threat of condemnation proceedings Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' association	1	Included fixtures and equipment <b>now</b> in working	Yes		, ow	Know	n N/A	
H. USE, ZONING & LEGAL ISSUES Do any of the following conditions wexist:  Yes No Know N/A Comments  Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use  Notice or threat of condemnation proceedings Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' association	1	Included fixtures and equipment <b>now</b> in working	Yes		ow	Know	n N/A	
H. USE, ZONING & LEGAL ISSUES Do any of the following conditions: W exist:  Yes No Know N/A Comments  Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use  Notice or threat of condemnation proceedings Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' association	1	Included fixtures and equipment <b>now</b> in working	Yes		. ow	Know	n N/A	
H. USE, ZONING & LEGAL ISSUES Do any of the following conditions: W exist:  Yes No Know N/A Comments  Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use  Notice or threat of condemnation proceedings Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' association	1 2 3	Included fixtures and equipment <b>now</b> in working	Yes		ow	Know	n N/A	
H. USE, ZONING & LEGAL ISSUES Do any of the following conditions: W exist:  Yes No Know N/A Comments  Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use  Notice or threat of condemnation proceedings Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' association	1 2 3	Included fixtures and equipment <b>now</b> in working	Yes		ow	Know	n N/A	
Do any of the following conditions of exist:  Yes No Know N/A Comments  Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use  Notice or threat of condemnation proceedings Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' association	1 2 3	Included fixtures and equipment <b>now</b> in working	Yes		ow	Know	n N/A	
Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use  Notice or threat of condemnation proceedings  Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' association	1 2 3	Included fixtures and equipment <b>now</b> in working		II. G			n N/A	
an enforceable PUD or non-conforming use  Notice or threat of condemnation proceedings  Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' association	1 2 3 4	Included fixtures and equipment now in working condition  USE, ZONING & LEGAL ISSUES			ENERA	AL Do Not		
2 Notice or threat of condemnation proceedings  Notice of any adverse conditions from any governmental 3 or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' association	1 2 3 4	USE, ZONING & LEGAL ISSUES  Do any of the following conditions we exist:			ENERA	AL Do Not		
Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' association	1 2 3 4 H.	USE, ZONING & LEGAL ISSUES  Do any of the following conditions we weist:  Zoning violation, variance, conditional use, violation			ENERA	AL Do Not		
resolved Violation of restrictive covenants or owners' association	1 2 3 4 4 H.	USE, ZONING & LEGAL ISSUES Do any of the following conditions we exist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use			ENERA	AL Do Not		
Violation of restrictive covenants or owners' association	1 2 3 4 H. 1 2	USE, ZONING & LEGAL ISSUES Do any of the following conditional use, violation your enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any governments.	on of		ENERA	AL Do Not		
A $I$	1 2 3 4 H. 1 2 3	USE, ZONING & LEGAL ISSUES Do any of the following conditional use, violation violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any governmental agency that have not been	on of		ENERA	AL Do Not		
ů – v	1 2 3 4 H. 1 2 3	USE, ZONING & LEGAL ISSUES Do any of the following conditions we exist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government quasi-governmental agency that have not been resolved	on of		ENERA	AL Do Not		
Any building or improvements constructed within the past	1 2 3 4 H. 1 2 3 4	USE, ZONING & LEGAL ISSUES Do any of the following conditional use, violation violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government or quasi-governmental agency that have not been resolved Violation of restrictive covenants or owners' associative or regulations	on of nental	Yes	ENERA	AL Do Not		
	1 2 3 4 H. 1 2 3 4	USE, ZONING & LEGAL ISSUES  Do any of the following conditions wexist:  Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use  Notice or threat of condemnation proceedings  Notice of any adverse conditions from any government quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' associate rules or regulations  Any building or improvements constructed within the	on of nental	Yes	ENERA	AL Do Not		
6 Notice of zoning action related to the Property	1 2 3 4 H. 1 2 3 4 5	USE, ZONING & LEGAL ISSUES  Do any of the following conditional use, violation variance, conditional use, violational use of the proceedings variance of the proceedings v	on of nental	Yes	ENERA	AL Do Not		
7 Other legal action	H. 1 2 3 4 5 5	USE, ZONING & LEGAL ISSUES  Do any of the following conditional use, violation enforceable PUD or non-conforming use  Notice or threat of condemnation proceedings  Notice of any adverse conditions from any governm or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' associational proceedings  Any building or improvements constructed within the passociation or the designated approving body	on of nental	Yes	ENERA	AL Do Not		
	H. 1 2 3 4 5 6	USE, ZONING & LEGAL ISSUES Do any of the following conditions wexist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government agency that have not been resolved Violation of restrictive covenants or owners' associations are regulations Any building or improvements constructed within the one year from this Date without approval by the Association or the designated approving body Notice of zoning action related to the Property	on of nental	Yes	ENERA	AL Do Not		
	H. 1 2 3 4 5 6	USE, ZONING & LEGAL ISSUES Do any of the following conditions wexist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government agency that have not been resolved Violation of restrictive covenants or owners' associations are regulations Any building or improvements constructed within the one year from this Date without approval by the Association or the designated approving body Notice of zoning action related to the Property	on of nental	Yes	ENERA	AL Do Not		
I. ACCESS, PARKING, DRAINAGE & SIGNAGE Do Not	H. 1 2 3 4 5 6 7 1.	USE, ZONING & LEGAL ISSUES Do any of the following conditions we exist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government agency that have not been resolved Violation of restrictive covenants or owners' associarules or regulations Any building or improvements constructed within the one year from this Date without approval by the Association or the designated approving body Notice of zoning action related to the Property Other legal action  ACCESS, PARKING, DRAINAGE & SIGNAGE	on of nental	Yes	ENERA No	Do Not Know	N/A	
Do any of the following conditions now exist: Yes No Know N/A Comments	1 2 3 4 1 2 3 4 5 6 6 7 1 L	USE, ZONING & LEGAL ISSUES  Do any of the following conditions we exist:  Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use  Notice or threat of condemnation proceedings  Notice of any adverse conditions from any government agency that have not been resolved  Violation of restrictive covenants or owners' associatules or regulations  Any building or improvements constructed within the property from the designated approving body  Notice of zoning action related to the Property  Other legal action  ACCESS, PARKING, DRAINAGE & SIGNAGE  Do any of the following conditions now exist:	on of nental	Yes	ENERA No	Do Not Know	N/A	Comments
Do any of the following conditions now exist:  Yes No Know N/A Comments  Any access problems  Roads driveways trails or naths through the Property used	1 2 3 4 4 5 6 7 1.	USE, ZONING & LEGAL ISSUES Do any of the following conditions  Vexist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government alagency that have not been resolved Violation of restrictive covenants or owners' associative or regulations Any building or improvements constructed within the property of the designated approving body Notice of zoning action related to the Property Other legal action  ACCESS, PARKING, DRAINAGE & SIGNAGE Do any of the following conditions now exist: Any access problems	on of mental attion me past	Yes	ENERA No	Do Not Know	N/A	Comments
Do any of the following conditions now exist: Yes No Know N/A Comments	1 2 3 4 4 5 6 7 1.	USE, ZONING & LEGAL ISSUES Do any of the following conditions  Vexist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government alagency that have not been resolved Violation of restrictive covenants or owners' associative or regulations Any building or improvements constructed within the property of the designated approving body Notice of zoning action related to the Property Other legal action  ACCESS, PARKING, DRAINAGE & SIGNAGE Do any of the following conditions now exist: Any access problems Roads, driveways, trails or paths through the Property	on of mental attion me past	Yes	ENERA No	Do Not Know	N/A	Comments
Do any of the following conditions now exist:  Yes No Know N/A Comments  Any access problems Roads, driveways, trails or paths through the Property used	1 2 3 4 4 5 6 6 7 1 1 2	USE, ZONING & LEGAL ISSUES Do any of the following conditions  Vexist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government algency that have not been resolved Violation of restrictive covenants or owners' associative regulations Any building or improvements constructed within the passociation or the designated approving body Notice of zoning action related to the Property Other legal action  ACCESS, PARKING, DRAINAGE & SIGNAGE Do any of the following conditions now exist: Any access problems Roads, driveways, trails or paths through the Property by others	on of nental ation ne past	Yes	ENERA No	Do Not Know	N/A	Comments
	H. 1 2 3 4 5 5	USE, ZONING & LEGAL ISSUES  Do any of the following conditional use, violation enforceable PUD or non-conforming use  Notice or threat of condemnation proceedings  Notice of any adverse conditions from any governm or quasi-governmental agency that have not been resolved  Violation of restrictive covenants or owners' associational proceedings  Any building or improvements constructed within the passociation or the designated approving body	on of nental	Yes	ENERA	AL Do Not		
	1 2 3 4 H. 1 2 3 4 5 6	USE, ZONING & LEGAL ISSUES Do any of the following conditions wexist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government agency that have not been resolved Violation of restrictive covenants or owners' associations are regulations Any building or improvements constructed within the one year from this Date without approval by the Association or the designated approving body Notice of zoning action related to the Property	on of nental	Yes	ENERA	AL Do Not		
	1 2 3 4 4 5 6 7 I.	USE, ZONING & LEGAL ISSUES Do any of the following conditions we exist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government agency that have not been resolved Violation of restrictive covenants or owners' associarules or regulations Any building or improvements constructed within the one year from this Date without approval by the Association or the designated approving body Notice of zoning action related to the Property Other legal action  ACCESS, PARKING, DRAINAGE & SIGNAGE	on of nental	Yes	ENERA	AL Do Not Know	N/A	
	1 2 3 4 H. 1 2 3 4 5 6 7	USE, ZONING & LEGAL ISSUES Do any of the following conditions we exist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government agency that have not been resolved Violation of restrictive covenants or owners' associarules or regulations Any building or improvements constructed within the one year from this Date without approval by the Association or the designated approving body Notice of zoning action related to the Property Other legal action  ACCESS, PARKING, DRAINAGE & SIGNAGE	on of nental	Yes	ENERA No	Do Not Know	N/A	Comments
Do any of the following conditions <b>now exist:</b> Yes No Know N/A Comments  Any access problems	1 2 3 4 1 2 3 4 5 6 7 1 L 1	USE, ZONING & LEGAL ISSUES Do any of the following conditions  Vexist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government alagency that have not been resolved Violation of restrictive covenants or owners' associative or regulations Any building or improvements constructed within the property of the designated approving body Notice of zoning action related to the Property Other legal action  ACCESS, PARKING, DRAINAGE & SIGNAGE Do any of the following conditions now exist: Any access problems	on of mental attion me past	Yes	ENERA No	Do Not Know	N/A	Comments
Do any of the following conditions now exist:  Yes No Know N/A Comments  Any access problems Roads, driveways, trails or paths through the Property used	1 2 3 4 4 5 6 7 1 1 2	USE, ZONING & LEGAL ISSUES Do any of the following conditions  Vexist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government alagency that have not been resolved Violation of restrictive covenants or owners' associative or regulations Any building or improvements constructed within the property of the designated approving body Notice of zoning action related to the Property Other legal action  ACCESS, PARKING, DRAINAGE & SIGNAGE Do any of the following conditions now exist: Any access problems Roads, driveways, trails or paths through the Property	on of mental attion me past	Yes	ENERA No	Do Not Know	N/A	Comments
Do any of the following conditions now exist:  Yes No Know N/A Comments  Any access problems  Roads, driveways, trails or paths through the Property used by others  No Know N/A Comments	1 2 3 4 4 5 6 7 1 1 2	USE, ZONING & LEGAL ISSUES Do any of the following conditions  Vexist: Zoning violation, variance, conditional use, violation enforceable PUD or non-conforming use Notice or threat of condemnation proceedings Notice of any adverse conditions from any government algency that have not been resolved Violation of restrictive covenants or owners' associative regulations Any building or improvements constructed within the passociation or the designated approving body Notice of zoning action related to the Property Other legal action  ACCESS, PARKING, DRAINAGE & SIGNAGE Do any of the following conditions now exist: Any access problems Roads, driveways, trails or paths through the Property by others	on of nental ation ne past	Yes	ENERA No	Do Not Know	N/A	Comments

6 Shared or common areas with adjoining properties					
7 Requirements for curb, gravel/paving, landscaping	$\bot$				
8 Flooding or drainage problems: Past	++				
9 Flooding or drainage problems: Present					
I WATER & CEWER CURRLY	$\overline{}$		Do Not		
J. WATER & SEWER SUPPLY Do any of the following conditions now exist:	Yes	No	Do Not Know		Comments
1 Water Rights Type:	1.00				
2 Water tap fees paid in full					
3 Sewer tap fees paid in full					
4 Subject to augmentation plan					
5 Well required to be metered		Ц—			
6 Type of water supply: ■Public □Community □					
If the Property is served by a Well, a copy of the Well Per					
☐ Drilling Records ☐ Are ☐ Are Not attached. Shar		Agreem	nent 🗆 Y	es L	J <sub>No.</sub>
The Water Provider for the Property can be contacted at					
Name: Denver Water Web Site: www.denverwater.org	Address	_			43 Denver, CO 80217 3-893-2444
Web Site: <a href="https://www.denverwater.org">www.denverwater.org</a> There is neither a Well nor a Water Provider for the		_			
There is heither a well hor a water i lowder for the i i	operty. I	116 300	ice oi poi	lable v	vater for the ritoperty is [describe source].
YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SEPROVIDER'S WATER SUPPLIES.  Type of sanitary sewer service: Public Communication C	nity $\square$	Septic	System		
7 If the Property is served by an on-site septic system, supp		er a co <sub>l</sub>	oy of the	permit	
Type of septic system: Tank Leach Lagoo	n				
K. ENVIRONMENTAL CONDITIONS					
Do any of the following conditions now exist or have the			o Not		
ever existed:	Ye	N'	Know	N/A	Comments
Hazardous materials on the Property, such as radioactive					
toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill					
tailings, solvents or petroleum products			•		
2 Underground storage tanks					
3 Aboveground storage tanks	7				
4 Underground transmission lines					
5 Animals kept in the residence	<u> </u>				
6 Property used as, situated on, or adjoining a mp, land	fill				
or municipal solid waste la 7 Monitoring wells or test suipment	$+\!-\!$	-			
Sliding settling uphead I move instability of ea	rth				
or expansive soils on the					
9 Mine shafts, tunnels or abandoned well on the Property					
9 Mine shafts, tunnels or abandoned well on the Property 10 Within governmentally design a logical hazard or					
9 Mine shafts, tunnels or abandoned well on the Property 10 Within governmentally design of logical hazard or sensitive area					
9 Mine shafts, tunnels or abandoned well on the Property 10 Within governmentally design of opical hazard or sensitive area 11 Within governmentally designated flood plain or wetland					
9 Mine shafts, tunnels or abandoned well on the Property Within governmentally design a logical hazard or sensitive area Within governmentally designated flood plain or wetland					
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9 Mine shafts, tunnels or abandoned well on the Property 10 Within governmentally design of logical hazard or sensitive area 11 Within governmentally designated flood plain or wetland area 12 Dead, diseased or infested trees or shrubs 13 Environmental assessments, studies or reports done involving the physical condition of the Property	1				
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Mine shafts, tunnels or abandoned well on the Property Within governmentally design of logical hazard or sensitive area  Within governmentally designated flood plain or wetland area  Dead, diseased or infested trees or shrubs  Environmental assessments, studies or reports done involving the physical condition of the Property  Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells  Interior of improvements of Property tobacco smoke-free  COMMON INTEREST COMMUNITY-ASSOCIATION PROPERTY  Do any of the following conditions now exist:	Yes	No	Do Not Know		Comments
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Mine shafts, tunnels or abandoned well on the Property Within governmentally design of logical hazard or sensitive area  Within governmentally designated flood plain or wetland area  Dead, diseased or infested trees or shrubs  Environmental assessments, studies or reports done involving the physical condition of the Property  Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells  Interior of improvements of Property tobacco smoke-free  COMMON INTEREST COMMUNITY-ASSOCIATION PROPERTY  Do any of the following conditions now exist:	Yes	No			Comments
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Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials \_\_\_\_\_

	Do any of the following conditions <b>now exist</b> :	Yes	No	Do Not Know	N/A	Comments
1	Any part of the Property leased to others (written or oral)					
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property					
3	Any property insurance claim submitted (whether paid or not)					
4	Structural, architectural and engineering plans and/or					
H	specifications for any existing improvements  Property was previously used as a methamphetamine	+				
5	laboratory and not remediated to state standards					
6	Government special improvements approved, but not yet installed, that may become a lien against the Property					
Prop	er and Buyer understand that the real estate broke erty. Property inspection services may be purchas					
	in inspection of the Property.					
	ure to disclose a known material defect may result	t in lea	ادنا اد	hility		
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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.

Date: 1/27/2016

Date: 1/27/2016

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

Brian B Bayer

Buyer: Brian B Buyer

Briana B Buyer

Buyer: **Briana B Buyer** 

SPD29-10-11. SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)



SPD29-10-11. SELLER`S PROPERTY DISCLOSURE (Residenti	al) Page 6 of 6
Buyer(s) Initials	Seller(s) Initials