



RE/MAX Traditions, Inc
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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
 (SPD19-6-17) (Mandatory 1-18)

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

SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

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

Seller states that the information contained in this Disclosure is correct to Seller's **CURRENT ACTUAL KNOWLEDGE** as of this Date. **Any changes must be disclosed by Seller to Buyer promptly after discovery. Seller's failure to disclose a known material defect may result in legal liability.** If Seller has knowledge of an adverse material fact affecting the Property or occupants, it must be disclosed whether there is a specific item on this Disclosure or not. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or unit itself, except as stated in Section O. Broker may deliver a copy of this Disclosure to prospective buyers.

Note: The Contract to Buy and Sell Real Estate, not this Disclosure, determines whether an item is included or excluded; if there is an inconsistency between this Disclosure and the Contract, the Contract controls.

Date: 8/8/2021

Property Address: 625 Gould Road Berthoud Colorado 80513

Seller: Russell J. Eason & Mary J. Eason Trust

Year Built: 1985

I. IMPROVEMENTS

A.	STRUCTURAL CONDITIONS If you know of any of the following problems EVER EXISTING check the "Yes" column:	Yes	Comments
1	Structural problems		Concrete North Garden / House Great
2	Moisture and/or water problems		NONE
3	Damage due to termites, other insects, birds, animals or rodents		NONE
4	Damage due to hail, wind, fire, flood or other casualty		NONE
5	Cracks, heaving or settling problems		Side walk to Garage / Box on outdoor pad.
6	Exterior wall or window problems		NONE
7	Exterior Artificial Stucco (EIFS)		NO
8			
9			

Buyer initials _____

Seller initials R/E

B.	ROOF If you know of any of the following problems EVER EXISTING check the "Yes" column:	Yes	Comments
1	Roof leak		New Roof
2	Damage to roof		None
3	Skylight problems		None
4	Gutter or downspout problems		None/new
5	Other roof problems		None
6			
7			

B-1.	ROOF - Other Information	Yes	Comments
	Do you know of the following on the Property:		
1	Roof under warranty until _____ Transferable <u>yes</u>		I need to look up warranty for date
2	Roof work done while under current roof warranty		NO
3	Roof material: _____ Age <u>8 months</u>		
4			
5			

C.	APPLIANCES	Yes	Age If Known	Comments
	If you know of any problems NOW EXISTING with the following check the "Yes" column:			
1	Built-in vacuum system & accessories			None
2	Clothes dryer			None
3	Clothes washer			None
4	Dishwasher			None
5	Disposal			None
6	Freezer			None
7	Gas grill			will not self ignite
8	Hood			None
9	Microwave oven			None
10	Oven			None
11	Range			None
12	Refrigerator			None
13	T.V. antenna: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			None
15	Trash compactor			None
16				
17				

Buyer initials _____

Seller initials R/E

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: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			None
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire			None
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire			None
4	Light fixtures			None
5	Switches & outlets			None
6	Electrical Service			None
7	Telecommunications (T1, fiber, cable, satellite)			None
8	Inside telephone wiring & blocks/jacks			None
9	Ceiling fans			None
10	Garage door opener and remote control			None
11	Intercom/doorbell			None
12	In-wall speakers			None
13				
14				

D-1.	ELECTRICAL & TELECOMMUNICATIONS - Other Information: Do you know of the following on the Property:	Yes	Age If Known	Comments
1	220 volt service	<input checked="" type="checkbox"/>		old as the home
2	Landscape lighting			None
3	Aluminum wiring at the outlets (110)			NO Aluminum
4	Electrical Service: Amps <u>200</u>			
5	Garage door control(s) # <u>2?</u>			
6				
7				

E.	MECHANICAL If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Age If known	Comments
1	Overhead doors (including garage doors)			None
2	Entry gate system			None Don't have
3	Elevator			None Don't have
4				
5				

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			None
2	Air conditioning:			None
	Evaporative cooler			None
	Window units			None
	Central			None
3	Attic/whole house fan			None
4	Vent fans			None
5	Humidifier			None
6	Air purifier			None
7	Fireplace			None
8	Fireplace insert			None
9	Heating Stove			None
10	Fuel tanks			None
11				
12				

F-1.	VENTILATION, AIR, HEAT - Other Information: Do you know of the following on the Property:	Comments
1	Heating system (including furnace): Type <u>Baseboard</u> Fuel <u>Electric</u> Type _____ Fuel _____	
2	Fireplace: Type <u>Whitfield</u> Fuel <u>pellet</u>	
3	Fireplace insert	
4	Heating Stove: Type _____ Fuel _____	
5	When was fireplace/wood stove, chimney/ stove last cleaned: Date _____ <input checked="" type="checkbox"/> Do not know	
6	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	None
7	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Type <u>Solar</u>	Garage
8		
9		

G.	WATER If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
1	Water system (including lines and water pressure)		NO
2	Water heater(s)		NO New
3	Water filter system		NONE
4	Water softener		NONE
5	Well		NONE
6	Water system pump		NONE
7	Sauna		NONE
8	Hot tub or spa		NONE
9	Steam room/shower		NONE
10	Pool		NONE
11	Underground sprinkler system		NONE
12	Fire sprinkler system		NONE
13	Backflow prevention device		NONE
14	Irrigation system		NONE
15	Irrigation pump		NONE
16			
17			

G-1.	WATER - Other Information Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Water heater: Number of <u>1</u> Fuel type <u>Electric</u> Capacity <u>50 G</u>			
2	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			NONE
3	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			NONE
4	Well metered			NONE
5	Well - Date of last inspection _____			NONE
6	Galvanized pipe			NONE
7	Polybutylene pipe			NONE
8				
9				

Buyer initials _____

Seller initials R/E

H. SOURCE OF WATER & WATER SUPPLY
Do you know of the following on the Property:

1 Type of water supply: Public Community Well Shared Well Cistern None
If the Property is served by a Well, a copy of the Well Permit Is Is Not attached. Well Permit #: _____
Drilling Records Are Are not attached. Shared Well Agreement Yes No

The **Water Provider** for the Property can be contacted at:
Name: Little Thompson water 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.

I. SEWER		Yes	Comments
1	Sewage system (including sewer lines)		NO
2	Lift station (sewage ejector pump)		NO
3	Sump pump(s) # of _____		NO
4	Gray water storage/use		NO
5			

I-1. SEWER - Other Information
Do you know of the following on the Property:

1 Type of sanitary sewer service: Public Community Septic System None Other _____
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

2 If a septic system, date latest Individual Use Permit issued: _____

3 If a septic system, date of latest Inspection: _____

4 If a septic system, date of latest Pumping: _____

5 Pump clean & inspection before sale

6

J. FLOODING AND DRAINAGE		Yes	Comments
1	Flooding or drainage		NO
2			

J-1. DRAINAGE AND RETENTION PONDS - Other Information		Yes	Comments
1	Drainage, retention ponds		NO
2			

N.	ENVIRONMENTAL CONDITIONS If you know of any of the following EVER EXISTING on any part of the Property check the "Yes" column:	Yes	Comments
1	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products		NO
2	Underground storage tanks		NO
3	Aboveground storage tanks		NO
4	Underground transmission lines		NO
5	Animals kept in the residence		NO
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		NO
7	Monitoring wells or test equipment		NO
8	Sliding, settling, upheaval, movement or instability of earth or expansive soil on the Property		NO
9	Mine shafts, tunnels or abandoned wells on the Property		NO
10	Within governmentally designated geological hazard or sensitive areas		NO
11	Within governmentally designated flood plain or wetland area		NO
12	Dead, diseased or infested trees or shrubs		NO
13	Environmental assessments, studies or reports done involving the physical condition of the Property		NO
14	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		NO
15	Tobacco smoke in interior of improvements of Property		NO
16	Other environmental problems		NO
17			
18			

O.	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY If you know of any of the following NOW EXISTING check the "Yes" column:	Yes	Comments
1	Property is part of an owners' association		NO
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		NO
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).		NO
4	Problems or defects in the Common Elements or Limited Common Elements of the Association Property		NO
5			
6			

Buyer initials _____

Seller initials A/E

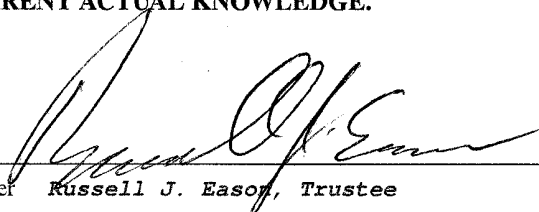
P.	OTHER DISCLOSURES - GENERAL If you know of any of the following NOW EXISTING check the "Yes" column:	Yes	Comments
1	Any part of the Property leased to others (written or oral)		NO
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property		NO
3	Any property insurance claim submitted (whether paid or not)		NO
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		NO
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		NO
6	Governmental special improvements approved, but not yet installed, that may become a lien against the Property		NO
7	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		NO
8			
9			

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 Disclosure 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.

The information contained in this Disclosure has been furnished by Seller, who certifies it was answered truthfully, based on **Seller's CURRENT ACTUAL KNOWLEDGE.**


 Seller Russell J. Eason, Trustee Date 8/5/2021

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:
 - 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 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 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

Buyer initials _____

Seller initials RJE

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. Seller does not warrant that the Property is 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 Disclosure.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer initials _____

Seller initials *RS*