



**RE/MAX Mountain West**  
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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: **6/11/2020**

Property Address: **13890 204 County Road, DeBeque, CO 81630**

Seller: **Marlion W. Holt and Judy D. Holt**

Year Built: **2000**

**I. IMPROVEMENTS**

A.	STRUCTURAL CONDITIONS If you know of any of the following problems <b>EVER EXISTING</b> check the "Yes" column:	Yes	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, flood or other casualty		
5	Cracks, heaving or settling problems		
6	Exterior wall or window problems		
7	Exterior Artificial Stucco (EIFS)		
8			
9			

B.	ROOF If you know of any of the following problems <b>EVER EXISTING</b> check the "Yes" column:	Yes	Comments
1	Roof leak		
2	Damage to roof		
3	Skylight problems		
4	Gutter or downspout problems		
5	Other roof problems		
6			Roofing Replaced in 2010
7			

B-1.	ROOF - Other Information: Do you know of the following on the Property:	Yes	Comments
1	Roof under warranty until Transferable		Roofing New Roofing in 2010
2	Roof work done while under current roof warranty		
3	Roof material Age:		9 yrs
4			
5		<input type="checkbox"/>	

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C. APPLIANCES				
If you know of any problems NOW EXISTING with the following check the "Yes" column:		Yes	Age If Known	Comments
1	Built-in vacuum system & accessories			
2	Clothes dryer			
3	Clothes washer			
4	Dishwasher			
5	Disposal			
6	Freezer			
7	Gas grill			
8	Hood			
9	Microwave oven			
10	Oven		20	6 yrs old
11	Range		20	
12	Refrigerator		8	
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			
16				
17				

D. ELECTRICAL & TELECOMMUNICATIONS				
If you know of any problems NOW EXISTING with the following check the "Yes" column:		Yes	Age If Known	Comments
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire		20	
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire			
4	Light fixtures		20	
5	Switches & outlets		20	
6	Electrical Service		158	
7	Telecommunications (T1, fiber, cable, satellite)			
8	Inside telephone wiring & blocks/jacks		20	
9	Ceiling fans		2002	
10	Garage door opener and remote control			
11	Intercom/doorbell			
12	In-wall speakers			
13		<input type="checkbox"/>		
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	X		
2	Landscape lighting			
3	Aluminum wiring at the outlets (110)			
4	Electrical Service: Amps	X		200 Amp b.f.h
5	Garage door control(s) #			
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)			
2	Entry gate system			
3	Elevator			
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			

Initials M J H

2	Air conditioning:			
	Evaporative cooler	<input checked="" type="checkbox"/>		None, New Floort & Pabs
	Window units			
	Central			
3	Attic/whole house fan			
4	Vent fans			
5	Humidifier			
6	Air purifier			
7	Fireplace			
8	Fireplace insert			
9	Heating Stove		15	
10	Fuel tanks			
11				
12				

F-1 VENTILATION, AIR, HEAT - Other Information:		Comments		
Do you know of the following on the Property:				
1	Heating system (including furnace): Type Fuel Type Fuel			Propane
2	Fireplace: Type Fuel			
3	Fireplace insert			
4	Heating Stove: Type Fuel			Wood
5	When was fireplace/wood stove, chimney/flue last cleaned: Date: <input type="checkbox"/> Do not know			November 2019
6	Fuel tanks: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			
7	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Type			
8				
9				

G. WATER		Comments		
If you know of any problems NOW EXISTING with the following check the "Yes" column:		Yes		
1	Water system (including lines and water pressure)			
2	Water heater(s)			
3	Water filter system			
4	Water softener			
5	Well			Permit 23799
6	Water System Pump			New Well pump June 2020
7	Sauna			
8	Hot tub or spa			
9	Steam room/shower			
10	Pool			
11	Underground sprinkler system			
12	Fire sprinkler system			
13	Backflow prevention device			
14	Irrigation system			
15	Irrigation pump			
16				
17				

G-1. WATER - Other Information:		Yes	Age if Known	Comments
Do you know of the following on the Property:				
1	Water heater: Number of Fuel type Capacity		6 yrs	Propane 40 Gal + 50 Gal
2	Water filter system: Owned Leased			
3	Water softener: Owned Leased			
4	Well Metered			
5	Well - Date of last inspection			6-8-20
6	Galvanized pipe			
7	Polybutylene pipe	<input checked="" type="checkbox"/>		
8				
9				

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**SOURCE OF WATER & WATER SUPPLY:**

H. 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: \_\_\_\_\_ 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.**

SEWER		Yes	Comments
1	If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:		
1	Sewage system (including sewer lines)		
2	Lift station (sewage ejector pump)		
3	Sump pump(s) # of		
4	Gray water storage/use		
5			

**SEWER - Other Information:**

I-1. 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: June 2000

3 If a septic system, date of latest inspection: \_\_\_\_\_

4 If a septic system, date of latest pumping: \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

FLOODING AND DRAINAGE		Yes	Comments
J.	If you know of any problems <b>EVER EXISTING</b> with the following on the Property check the "Yes" column:		
1	Flooding or drainage		
2			

DRAINAGE AND RETENTION PONDS - Other Information: Do you know of the following on the Property:		Yes	Comments
J-1			
1	Drainage, retention ponds		
2			

OTHER DISCLOSURES - IMPROVEMENTS		Yes	Comments
K.	If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:		
1	Included fixtures and equipment		
2	Stains on carpet		New Carpet in Living Room - Need New in RR
3	Floors and sub-floors		10-20-19 + Hall
4			New Laminate in Kitchen + Dining Area
5			10-25-19

**II. GENERAL**

L. USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING check the "Yes" column:		Yes	Comments
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use		
2	Notice or threat of condemnation proceedings		

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3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		
4	Notice of zoning action related to the Property		
5	Building code, city or county violations		
6	Violation of restrictive covenants or owners' association rules or regulations		
7	Any building or improvements constructed within the past one year from this Date without approval by the owner's association or the designated approving body		
8	Any additions or alterations made		
9	Other legal action		
10			
11			

<b>M. ACCESS &amp; PARKING</b>			
If you know of any of the following EVER EXISTING check the "Yes" column:		Yes	Comments
1	Any access problems		
2	Roads, driveways, trails or paths through the Property used by others		<i>Drew's Rice has 12' easement (walk or horse back)</i>
3	Public highway or county road bordering the Property		
4	Any proposed or existing transportation project that affects or is expected to affect the Property		
5	Encroachments, boundary disputes or unrecorded easements		
6	Shared or common areas with adjoining properties		
7	Requirements for curb, gravel/paving, landscaping		
8			
9			

<b>N. ENVIRONMENTAL CONDITIONS</b>			
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		
2	Underground storage tanks		
3	Aboveground storage tanks		
4	Underground transmission lines		
5	Animals kept in the residence		<i>Dog + cat</i>
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		
7	Monitoring wells or test equipment		
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property		
9	Mine shafts, tunnels or abandoned wells on the Property		
10	Within governmentally designated geological 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		
14	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
15	Tobacco smoke in interior of improvements of Property		
16	Other environmental problems		
17			
18			

<b>O. COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY:</b>			
If you know of any of the following NOW EXISTING check the "Yes" column:		Yes	Comments
1	Property is part of an owners' association		
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		

Initials *JK JK*

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)		
4	Problems or defects in the Common Elements or Limited Common Elements of the Association Property		
5			
6			

OTHER DISCLOSURES - GENERAL			
P.	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)		Share crop with Wayne Hansen
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 specifications for any existing improvements		
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		
6	Government special improvements approved, but not yet installed, that may become a lien against the Property		
7	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
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: Marlion W. Holt Date: 6-19-20  
**Marlion W. Holt**

Seller: Judy D. Holt Date: 6-26-2020  
**Judy D. Holt**

**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

Initials MWH

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. 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: \_\_\_\_\_

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**SPD19-6-17. SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)**

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