



Colorado Group Realty, Inc.
 P.O. Box 775430 • 509 Lincoln Avenue
 Steamboat Springs, Colorado 80477
 Ph: 970-870-8800 • Fax: 970-870-2803

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD 19-8-07) (Mandatory 1-08)

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 the best of 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 insert "N/A" in the Comments column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded.

Date: March 11, 2008

Property Address:
3420 Stone Lane Steamboat Springs, CO 80487

Seller:

Wade J. Gebhardt
 Tiffany K. Gebhardt

I. IMPROVEMENTS					
<input 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	Yes	No	Do Not Know	COMMENTS
	Do any of the following conditions now exist or have they ever existed:				
1	Structural problems		X		
2	Moisture and/or water problems		X		
3	Damage due to termites, other insects or rodents		X		
4	Damage due to hail, wind, fire or flood		X		
5	Cracks, heaving or settling problems	X			Typical, minimal drywall seam splits.
6	Exterior wall or window problems		X		
7	Exterior Artificial Stucco (EIFS)			N/A	
8	Any additions or alterations made	X			
9	Building code violations			X	
B.	ROOF	Yes	No	Do Not Know	COMMENTS
1	Roof problems		X		
2	Roof material <u>ASPHALT</u> Age <u>3 yrs</u>				
3	Roof leak: Past			X	
4	Roof leak: Present		X		
5	Damage to roof: Past			X	
6	Damage to roof: Present		X		
7	Roof under warranty until . Transferable			X	
8	Roof work done while under current roof warranty		X		
9	Skylight problems			N/A	
10	Gutter or downspout problems		X		

PREPARED BY: Nick Metzler, Broker/Owner

SPD 19-8-07, SELLER'S PROPERTY DISCLOSURE (ALL TYPES OF PROPERTIES). Colorado Real Estate Commission
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Buyer(s) _____

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 Seller(s) TG

		IN WORKING CONDITION				
C. APPLIANCES		Yes	No	Do Not Know	Age If Known	COMMENTS
1	Built-in vacuum system & accessories			NA		
2	Clothes dryer	X			7	
3	Clothes washer	X			7	
4	Dishwasher	X			4	
5	Disposal	X				
6	Freezer	X			7	
7	Gas grill	X			4	
8	Hood	X			5	
9	Microwave oven	X			3	
10	Oven	X			4	
11	Range	X			4	
12	Refrigerator	X			7	
13	T.V. antenna <input type="checkbox"/> Owned <input type="checkbox"/> Leased			NA		
14	Satellite system or DSS dish <input type="checkbox"/> Owned <input type="checkbox"/> Leased			NA		
15	Trash compactor			NA		

		IN WORKING CONDITION				
D. ELECTRICAL & TELECOMMUNICATIONS		Yes	No	Do Not Know	Age If Known	COMMENTS
1	Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			NA		
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	X				
3	Light fixtures	X				
4	Switches & outlets	X				
5	Aluminum wiring			X		
6	Electrical: Phase Voltage			X		
7	Telecommunications (T1, fiber, cable, satellite)	X				
8	Inside telephone wiring & blocks/jacks	X				
9	Abandoned communication cables <input type="checkbox"/> Yes <input type="checkbox"/> No			X		
10	Ceiling fans	X			4	
11	Garage door opener	X			3 months	
12	Garage door control(s) #	X			3 months	
13	Intercom/doorbell	X				
14	In-wall speakers			NA		
15	220 volt service			X		
16	Landscape lighting			NA		

		IN WORKING CONDITION				
E. MECHANICAL		Yes	No	Do Not Know	Age If Known	COMMENTS
1	Air conditioning:			NA		
	Evaporative cooler					
	Window units					
	Central					
	Computer room					
2	Attic/whole house fan	X				
3	Vent fans	X				
4	Humidifier			NA		
5	Air purifier			NA		
6	Sauna			NA		

		IN WORKING CONDITION			Age If Known	COMMENTS
E.	MECHANICAL (Continued)	Yes	No	Do Not Know		
7	Hot tub or spa			NA		
8	Steam room/shower			NA		
9	Pool			NA		
10	Heating system: Type <u>FORCED AIR</u> Fuel <u>GAS</u> Type _____ Fuel _____	X				
11	Water heater: Number of <u>1</u> Fuel type <u>GAS</u> Capacity _____	X			5	
12	Fireplace: Type _____ Fuel <u>GAS</u>	X			3	
13	Fireplace insert					
14	Stove: Type _____ Fuel _____			NA		
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: _____ <input type="checkbox"/> Do not know			NA		
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			NA		
17	Radiant heating system <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type _____			NA		
18	Overhead door			NA		
19	Entry gate system			NA		
20	Elevator/escalators			NA		
21	Lift/hoist/crane			NA		

		IN WORKING CONDITION			Age If Known	COMMENTS
F.	WATER, SEWER & OTHER UTILITIES	Yes	No	Do Not Know		
1	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			NA		
2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			NA		
3	Sewage problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
4	Lift station (sewage ejector pump)			NA		
5	Drainage, storm sewers, retention ponds	X				
6	Grey water storage/use			NA		
7	Plumbing problems <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
8	Sump Pump	X				
9	Underground sprinkler system	X				
10	Fire sprinkler system			NA		
11	Polybutylene pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do not know			X		
12	Galvanized pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do not know			X		
13	Backflow prevention device: <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage			X		
14	Irrigation pump			NA		
15	Well pump			NA		

G.	OTHER DISCLOSURES - IMPROVEMENTS	Yes	No	Do Not Know	COMMENTS
1	Included fixtures and equipment in working condition	X			
2					
3					
4					

II. GENERAL -

H. USE, ZONING & LEGAL ISSUES	Yes	No	Do Not Know	COMMENTS
1 Current use of the Property				
2 Zoning violation, variance, conditional use, enforceable PUD or non-conforming use		X		
3 Notice or threat of condemnation proceedings		X		
4 Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		X		
5 Violation of restrictive covenants or owners' association rules or regulations		X		
6 Notice of zoning action related to the Property		X		
7 Notice of ADA complaint or report		X		
8 Other legal action		X		

I. ACCESS, PARKING, DRAINAGE & SIGNAGE	Yes	No	Do Not Know	COMMENTS
1 Any access problems		X		
2 Roads, driveways, trails or paths through the Property used by others		X		
3 Public highway or county road bordering the Property		X		
4 Encroachments, boundary disputes or unrecorded easements		X		
5 Shared or common areas with adjoining properties		X		
6 Cross-parking agreement, covenants, easements		X		
7 Requirements for curb, gravel/paving, landscaping	X			CITY CODE
8 Flooding or drainage problems: Past		X		
9 Flooding or drainage problems: Present		X		
10 Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			X	
11 Signs: Government or private restriction problems			X	

J. WATER & SEWER SUPPLY	Yes	No	Do Not Know	COMMENTS
1 Water Rights: Type		X		
2 Water tap fees paid in full	X			
3 Sewer tap fees paid in full	X			
4 Subject to augmentation plan			X	?
5 Well required to be metered			X	
6 Type of water supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input 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. The Water Provider for the Property can be contacted at: Name: <u>Mt. Werner Water Dist.</u> Address: <u>PO Box 880339 SS, CO 80488</u> Web Site: _____ Phone No.: <u>970-879-2424</u> <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]: _____				
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: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other _____ If the Property is served by an on-site septic system, supply to buyer a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon				

K.	ENVIRONMENTAL CONDITIONS Do any of the following conditions now exist or have they ever existed:	Yes	No	Do Not Know	COMMENTS
1	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater and other sludge, radon, methane, solvents or petroleum products	X			Some PAINT STORED IN GARAGE
2	Underground storage tanks		X		
3	Aboveground storage tanks		X		
4	Underground transmission lines			X	
5	Pets kept on the Property	X			
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		X		
7	Monitoring wells or test equipment		X		
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property			X	
9	Mine shafts, tunnels or abandoned wells on the Property		X		
10	Within governmentally designated geological hazard or sensitive area		X		
11	Within governmentally designated flood plain or wetland area		X		
12	Governmentally designated noxious weeds (within last 3 years only) If yes, see Section O.		X		
13	Dead, diseased or infested trees or shrubs	X			TREES SPRAYED FOR WHITE PINE WEEVIL
14	Environmental assessments, studies or reports done involving the physical condition of the Property		X		
15	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		X		
16	Endangered species on the Property			X	
17	Archeological features, fossils, or artifacts on the Property			X	
18	Interior of Improvements of Property Smoke-free	X			
19	Other environmental problems		X		

L.	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY	Yes	No	Do Not Know	COMMENTS
1	Property is part of an owners' association		X		
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		X		
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).		X		

M.	OTHER DISCLOSURES - GENERAL	Yes	No	Do Not Know	COMMENTS
1	Any part of the Property leased to others (written or oral)		X		
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property			X	
3	Any property insurance claim submitted (whether paid or not)	X			OLD DRAINAGE LEAK - FIXED
4	Structural, architectural and engineering plans and/or specifications for any existing improvements	X			
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		X		
6	Government special improvements approved, but not yet installed, that may become a lien against the Property		X		

III. LAND					
N.	CROPS, LIVESTOCK & LEASES	Yes	No	Do Not Know	COMMENTS
1	Crops being grown on the Property		X		
2	Seller owns all crops				
3	Livestock on the Property		X		
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		X		
O. NOXIOUS WEEDS					
The Colorado Weed Management Act became law on January 1, 1992. The law requires that every county or municipality in Colorado adopt a weed management plan outlining the rules governing identification and method of eradication. The State of Colorado has identified PURPLE LOOSESTRIFE, SPOTTED KNAPWEED, MUSK THISTLE, LEAFY SPURGE, CANADIAN THISTLE, DIFFUSE KNAPWEED, RUSSIAN KNAPWEED, DALMATIAN TOADFLAX and YELLOW TOADFLAX, among others, as noxious weeds.					
Have any of the following occurred to the Property within the last 3 years:					
		Yes	No	Do Not Know	COMMENTS
1	Identification of noxious weeds		X		
2	Subject to written weed control plan		X		
3	Herbicides applied	X			
4	Biological agents or insects released on any of the noxious weeds		X		
P. OTHER DISCLOSURES - Land					
		Yes	No	Do Not Know	COMMENTS
1	Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.		X		
2	Conservation easement		X		

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. 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. Any changes will be disclosed by Seller to Buyer promptly after discovery. Seller hereby receipts for a copy of this Disclosure.

SELLER Wade J. Gebhardt DATE 3-16-08
 Wade J. Gebhardt
 SELLER Tiffany K. Gebhardt DATE 3-16-08
 Tiffany K. Gebhardt

ADVISORY TO BUYER:

Even though Seller has answered the above questions to the best of Seller's current actual knowledge, Buyer should obtain expert assistance to accurately and fully evaluate the Property regarding use and access, water, sewer, utilities, environmental and geological conditions, noxious weeds and other matters which may affect Buyer's use of the Property. Valuable information may be obtained from various local/state/federal agencies, and other experts may perform more specific evaluation of the Property.

Boundaries, location and ownership of fences, driveways, hedges, and similar items may become matters of dispute. A survey may be used to determine such matters.

The contract between Seller and Buyer controls if any item is included or excluded.

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. Buyer hereby receipts for a copy of this Disclosure.

BUYER _____ DATE _____

BUYER _____ DATE _____