

# Buying real estate in Colorado.....

## *Agency*

Please read the enclosed [Brokerage Relationship Disclosure!](#)

## *Contracts*

Real Estate agents in Colorado are permitted to write legally binding purchase contracts on forms provided by the Colorado Real Estate Commission. A sample copy of the [approved form](#) is included in this package.

## *Property Inspections*

You are strongly encouraged to have the home you are buying inspected by an independent home inspector. You are free to use any inspector of your choosing. We are happy to provide a list of inspectors that our past clients have used with success or you are welcome to consult the yellow pages or friends to select an inspector.

## *Radon*

You may wish to test for the presence of radon in the home you are buying. A copy of [Home Buyer's and Seller's Guide to Radon](#) is enclosed.

## *Lead-based Paint*

Homes built prior to 1978 may contain lead-based paint. Please read the enclosed pamphlet [Protect Your Family From Lead in Your Home](#) and the [Lead-Based Paint Disclosure](#).

## *Well and Septic Systems*

If you are purchasing a home that is served by a ground water well and /or a septic system, you should have both tested by licensed contractors. **Ask us for additional information!**

## *Mold*

Mold has recently become a concern on the national level. You may want to request your home inspector to check for the presence of mold.

## *Swelling Soils*

Swelling soils are a common problem in Colorado. They can cause damage that includes cracked and heaved driveways, sidewalks, basement walls and floors. Please let us know if you would like a copy of [A Guide to Swelling Soils For Colorado Homebuyers and Homeowners](#).

## *Square Footage*

The listing agent is required to disclose the source or method of computing the represented square footage of the home offered for sale. If exact square footage is a concern, the property should be independently measured.

**If you have any additional concerns, or wish to have additional tests or inspections performed, please let us know as soon possible!**



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