

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
 (SPD19-6-23) (Available 8-23, Mandatory 1-24)

SELLER'S PROPERTY DISCLOSURE
 (RESIDENTIAL)

THIS SELLER'S PROPERTY DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Seller's Property Disclosure ("SPD") 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 adverse material fact affecting the Property or occupant may result in legal liability. If the sales contract requires Seller to complete this SPD, this form must be fully completed to Seller's current actual knowledge, as of the date of the Contract. 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 SPD or not. If the Property is part of a Common Interest Community, this SPD is limited to the Property or unit itself, except as stated in Section O. Broker may deliver a copy of this SPD to prospective buyers.

SELLER: Your answers are NOT limited to only the space provided in this SPD. Attach additional pages, reports, receipts, or any other documents you believe necessary for the information you provide to be complete.

Note: Buyer and Seller should review the Advisory at the end of this SPD.

Date: **12/12/2023**

Property:

424 Saddle Trail, Hartsel, CO 80449

Seller: **Frank C Rozic**

Year Built: **1993**

Year Seller Acquired Property: **1978**

Note: The Contract to Buy and Sell Real Estate, not this SPD, determines whether an item is included or excluded in the sale. If there is an inconsistency between this SPD and the Contract, the Contract controls.

I. IMPROVEMENTS

A.	BUILDING CONDITIONS (all aspects of the Property to include decks and patios) If you know of any of the following problems EVER EXISTING , check the "Yes" column:	Yes	Comments
1	Structural	<input checked="" type="checkbox"/>	Rear landing had one top board that broke, issue has been fixed.
2	Moisture and/or water	<input type="checkbox"/>	
3	Damage due to termites, other insects, birds, animals, or rodents	<input checked="" type="checkbox"/>	Rodent damage to heating ducts, issue resolved and fixed.
4	Damage due to hail, wind, fire, flood, or other casualty	<input checked="" type="checkbox"/>	Wind damage to metal roof on cabin, issue resolved -- fixed. Water damage due to ice build-up, resolved
5	Cracks, heaving or settling	<input type="checkbox"/>	
6	Exterior wall or window	<input checked="" type="checkbox"/>	Some windows have broken glass seals.
7	Exterior Artificial Stucco (EIFS)	<input type="checkbox"/>	
8	Subfloors	<input checked="" type="checkbox"/>	A few squeaks in floor -- not a real problem.
9		<input type="checkbox"/>	
10		<input type="checkbox"/>	

B.	ROOF If you know of any of the following problems EVER EXISTING , check the "Yes" column:	Yes	Comments
----	--	-----	----------

Initials _____

1	Roof leak	<input checked="" type="checkbox"/>	Around one skylight -- resolved
2	Damage to roof	<input checked="" type="checkbox"/>	See A-4, above -- resolved / fixed
3	Skylight	<input checked="" type="checkbox"/>	Water damage from leakage, resolved.
4	Gutter or downspout	<input checked="" type="checkbox"/>	One gutter joint leaking on the back deck, not yet resolved.
5	Other roof problems, issues or concerns		
6			
7			
	ROOF - Other Information Do you know of the following on the Property:		
8	Roof under warranty until 2038 Transferable? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/>	Three tab architectural. Replaced about 15 years ago. 30 year warranty on 3-tab, so 15 years left (about)
9	Roof work done while under current roof warranty	<input checked="" type="checkbox"/>	Done as new work.
10	Roof material: 3 - tab Age: 15 years		
11			

C. APPLIANCES (if included in the sale) 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		28 yrs	Clothes dryer Stack w/d
3		28 yrs	Clothes washer Stack w/d
4		28 yrs	Dishwasher Hardly used
5		28 yrs	Disposal Hardly used
6			Freezer
7			Gas grill
8			Hood
9			Microwave oven
10			Oven
11			Range
12			Refrigerator
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 type="checkbox"/> Hardwire
3			Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire
4			Light fixtures

Initials _____

5	Switches & outlets	<input checked="" type="checkbox"/>		Need to replace several light switches
6	Telecommunications (T1, fiber, cable, satellite)			
7	Inside telephone wiring & blocks/jacks			
8	Ceiling fans			
9	Garage door opener and remote control # of remote/openers: two openers			
10	Intercom/doorbell			
11	In-wall speakers			
12				
13				
	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems EVER EXISTING with the following, check the "Yes" column:			
14	Electrical Service			
15	Aluminum wiring at the outlets (110)			
16	Solar panels: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			
17	Wind generators: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
17	Electric Wiring or Panel			
18				
19				
	ELECTRICAL & TELECOMMUNICATIONS - Other Information: Do you know of the following on the Property:			
20	220 volt service			
21	Electrical Service: Amps 200			
22	Landscape Lighting			
23	Electrical Provider: C.O.R.E.			
24	Cable/TV provider			
25	Seller's Internet Provider			
26				

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	Sump pump(s): # of			
5	Recycle pump			
6				
7				

Initials _____

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			
2	Evaporative cooler			
3	Window air conditioning units			
4	Central air conditioning			
5	Attic/whole house fan			
6	Vent fans			
7	Humidifier			
8	Air purifier			
9	Fireplace			
10	Fireplace insert			
11	Heating Stove			
12	Fuel tanks			
13				
14				
	VENTILATION, AIR & HEAT - Other Information: Do you know of the following on the Property:			
15	Heating system (including furnace): Type BOILER Fuel Propane Type Forced air Fuel Propane			
16	Fireplace: Type Fuel			
17	Heating Stove: Type wood burning stove Fuel Wood			One Sheet steel, and one cast iron
18	When was fireplace/wood stove, chimney/flue last cleaned: Date: 11-2021 about <input type="checkbox"/> Do not know			
19	Fuel tanks: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			two propane tanks
20	Radiant heating system: <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Exterior Type boiler			
21	Fuel Provider: Bailey Propane			
22				

G. WATER If you know of any problems NOW EXISTING with the following, check the "Yes" column:		Yes	Age If Known	Comments
1	Water heater(s)	<input checked="" type="checkbox"/>	15 yrs	Possible interior power wash / drain
2	Water filter system			
3	Water softener			
4	Water system pump			
5	Sauna			
6	Hot tub or spa			
7	Steam room/shower			
8	Underground sprinkler system			
9	Fire sprinkler system			
10	Backflow prevention device			

Initials _____

11	Irrigation pump			
12				
13				
	Water If you know of any problems EVER EXISTING with the following, check the "Yes" column:			
14	Water system (including lines and water pressure)			
15	Well			
16	Pool			
17	Irrigation system			
18				
19				
	WATER - Other Information: Do you know of the following on the Property:			
20	Water heater: Number of <u>two</u> Fuel type <u>Propane</u> Capacity <u>40 gal</u>			
21	Water filter system: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			
22	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
23	Master Water Shutoff Location: <u>Under house - easy to get to.</u>			
24	Well metered			
25	Well Pump: Date of last inspection <u>new 8yrs ago</u> Date of last service <u>put in new</u>			
26	Galvanized pipe			
27	Polybutylene pipe			
28	Well Pump - <u>GrumFos (German)</u> GPM <u>?</u> Date: <u>2014 about</u>			
29	Cistern water storage _____ gallons			
30	Supplemental water purchased in past 2 years?			
31				

H. SOURCE OF WATER & WATER SUPPLY Do you know of the following on the Property:	
1	Type of water supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input checked="" type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input checked="" type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: <u>041306-F</u> Drilling Records <input checked="" type="checkbox"/> Are <input type="checkbox"/> Are Not attached. Shared Well Agreement <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. The Water Provider for the Property can be contacted at: Name: _____ Address: _____ Web Site: _____ Phone No.: _____ <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.

I. SEWER If you know of any problems EVER EXISTING with the following, check the "Yes" column:		
1	Sewage system (including sewer lines)	Yes _____ Comments _____

Initials _____

2	Lift station (sewage ejector pump)		
3			
4			
	SEWER - Other Information Do you know of the following on the Property:		
5	Type of sanitary sewer service: <input type="checkbox"/> Public <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other If the Property is served by an on-site septic system, provide buyer with a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input checked="" type="checkbox"/> Leach <input type="checkbox"/> Lagoon		
6	Sewer service provider:		
7	Sewer line scoped? Date: 2015 - (about)		
8	If a septic system, date latest Individual Use Permit issued:		
9	If a septic system, date of latest inspection:		
10	If a septic system, date of latest pumping:		
11	Gray water storage/use		
12			

J. FLOODING AND DRAINAGE If you know of any problems EVER EXISTING with the following on the Property, check the "Yes" column:	Yes	Comments
1 Flooding or drainage		
2		
3		
DRAINAGE AND RETENTION PONDS - Other Information Do you know of the following on the Property:	Yes	Comments
4 Drainage, retention ponds		
5		

K. OTHER DISCLOSURES - IMPROVEMENTS If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Comments
1 Included fixtures and equipment		
2 Stains on carpet	<input checked="" type="checkbox"/>	Need good cleaning or replace with other system
3 Floors		
4		
5		

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		
3 Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		

Initials _____

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 before this Date without approval by the owner's associations or the designated approving body		
8	Any additions or alterations made with a Building Permit		
9	Any additions or non-aesthetic alterations made without a Building Permit		
10	Other legal action		
11	Any part of the Property leased to others (written or oral)		
12	Used for short-term rentals in the past year		
13	Grandfathered conditions or uses		
14			
15			

M. ACCESS & PARKING If you know of any of the following EVER EXISTING check, the "Yes" column:	Yes	Comments
1	Any access problems, issues or concerns	
2	Roads, trails, paths, or driveways through the Property used by others	
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	Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year	
9		
10		

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, methane, mill tailings, solvents, or petroleum products	
2	Underground storage tanks	
3	Aboveground storage tanks	
4	Underground transmission lines	
5	Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill	
6	Monitoring wells or test equipment	
7	Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property	
8	Mine shafts, tunnels, or abandoned wells on the Property	
9	Within a governmentally designated geological hazard or sensitive area	
10	Within a governmentally designated floodplain or wetland area	

Initials _____

11	Dead, diseased, or infested trees or shrubs		
12	Environmental assessments, studies, or reports done involving the physical condition of the Property		
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
14	Smoking inside improvements (including garages, unfinished space, or detached buildings) on Property		
15	Animals kept in the residence		
16	Other environmental problems, issues or concerns		
17	Odors		
18			
19			

O. RADON	If you know of any of the following EVER EXISTING , check the "Yes" column:	Yes	Comments
1	Radon test(s) conducted on the Property. Include the most recent records and reports pertaining to radon concentrations within the Property.		
2	Radon concentrations detected or mitigation or remediation performed. Provide a full description.		
3	Radon mitigation system installed on Property. Provide all information known by Seller about the radon mitigation system.		
4			
5			

P. 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	<input checked="" type="checkbox"/>	Ranch of the Rockies
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		
3	Problems or defects in the Common Elements or Limited Common Elements of the Association Property		
	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY		
	If you know of any of the following EVER EXISTED , check the "Yes" column:		
4	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)		
5			
6			
	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY - Other Information:		Contact Information
	Name of the Owner's Associations governing the Property:		
7	Owner's Association #1: Ranch of the Rockies -- HOA	<input checked="" type="checkbox"/>	719-836-2079
8	Owner's Association #2:		
9	Owner's Association #3:		
10	Owner's Association #4:		

Q. GENERAL DISCLOSURES	If you know of any of the following EVER EXISTING , check the "Yes" column:	Yes	Comments
1	Written reports of any building, site, roofing, soils, water, sewer, or engineering investigations or studies of the Property	<input checked="" type="checkbox"/>	State certification of Main Modular and cabin. State soil compaction certification done by engineer firm.

Initials _____

2	Any property insurance claim submitted (whether paid or not)	<input checked="" type="checkbox"/>	All preceding insurance claims settled and paid (roof and water damage.)
3	Structural, architectural, and engineering plans and/or specifications for any existing improvements	<input checked="" type="checkbox"/>	Soil test reports done and approved.
4	Property was previously used as a methamphetamine laboratory and not remediated to state standards		
5	Government special improvements approved, but not yet installed, that may become a lien against the Property		
6	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
7	Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions		
8	Property is located in a historic district		
9			
10			
	GENERAL - Other Information:		
11	Location of Mailbox and No.	<input checked="" type="checkbox"/>	Mailbox addresses and locations have changed over the years -now pretty much by street, not by No. For this property box is in string near-by.
12			

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 SPD 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.

In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose any such new adverse material fact to Buyer.

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

Frank C Rozic

Date: 12/12/2023

Seller: **Frank C Rozic**

Seller: _____ Date: _____

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 are satisfactory to Buyer:

- 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, including zoning 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

Initials _____

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 investigate or inspect the Property or inclusions when this SPD 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 SPD.
6. Seller does not warrant that the Property or inclusions are 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 SPD.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

SPD19-6-23. SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

CTM eContracts - ©2022 MRI Software LLC - All Rights Reserved

Initials _____

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SWA35-8-10) (Mandatory 1-11)

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

**SOURCE OF WATER ADDENDUM
TO CONTRACT TO BUY AND SELL REAL ESTATE**

Date: 12/12/2023

1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. This Source of Water Addendum (Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller and Buyer dated _____ (Contract), for the purchase and sale of the Property known as No. 424 Saddle Trail, Hartsel, CO 80449

2. SOURCE OF POTABLE WATER. Seller discloses the following information for the source of potable water for the Property:

[Select and complete 1, 2 or 3 as applicable.]

2.1 The Property's source of water is a Well. Well Permit #: 041306-F
If a well is the source of water for the Property, a copy of the current Well Permit **Is** **Is Not** attached.

2.2 The Water Provider for the Property can be contacted at:
Name:
Address:
Web Site:
Phone No.:

2.3 There is neither a Well nor a Water Provider for the Property. The source of water for the Property is [describe source]:

NOTE TO BUYER: 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.

Frank C Rozic

Date: 12/12/2023

Seller: Frank C Rozic

Seller: _____ Date: _____

Buyer: _____ Date: _____

46 Buyer: _____ Date: _____

47

SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. CTM eContracts - ©2022 MRI Software LLC - All Rights Reserved

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF94-5-18) (Mandatory 1-19)

**SQUARE FOOTAGE DISCLOSURE
(Residential)**

This disclosure is made to Buyer and Seller pursuant to the requirements of the Colorado Real Estate Commission and applies to improved residential real estate. Check applicable boxes below.

Property Address: **424 Saddle Trail, Hartsel, CO 80449**

1. Licensee Measurement

Listing Licensee Has **Has Not** measured the square footage of the residence according to the following standard, methodology or manner:

Standard/Methodology/Manner	Date Measured	Square Footage
<input type="checkbox"/> Exterior measurement		
<input type="checkbox"/> FHA		
<input type="checkbox"/> ANSI		
<input type="checkbox"/> Local standard		
<input type="checkbox"/> Other		

2. Other Source of Measurement :

Listing Licensee **Is** **Is Not** providing information on square footage of the residence from another source(s) as indicated below:

Source of Square Footage Information	Date	Square Footage
<input type="checkbox"/> Prior appraisal (Date of document)		
<input type="checkbox"/> Building plans (Date of document)		
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	11/21/2023	1986
<input type="checkbox"/> Other		

Measurement may not be exact and is for the purpose of marketing ONLY. Measurement is not for loan, valuation or other purposes. **If exact square footage is a concern, the property should be independently measured.**

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed by Buyer on or before any applicable deadline in the contract.

Tod Tobiasson

Date: **12/12/2023**

Broker: **Tod Tobiasson**

The undersigned acknowledge receipt of this disclosure.

Frank C Rozic

Date: **12/12/2023**

Seller: **Frank C Rozic**

Buyer: _____ Date: _____

(SF94-5-18) SQUARE FOOTAGE DISCLOSURE CTM eContracts - ©2022 MRI Software LLC - All Rights Reserved