

United Country Timberline Inc Michael B. Orist Owner/Broker Ph: 719-426-0024

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD19-6-22) (Mandatory 1-23)

# 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: 7/12/2023

Property:

179 Rainier DR, Florissant, CO 80816

Seller: Lee William Schmetzer and Sara Senanian

Year Built: 1993

Year Seller Acquired Property: 2021

**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

Α.	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		
2	Moisture and/or water		
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		
6	Exterior wall or window		
7	Exterior Artificial Stucco (EIFS)		
8	Subfloors		
9			
10			

1 Rout leak         Image to roof         Image to	В.	EXISTING, check the "Yes" column:	Yes	Comments
Stylight	1	Roof leak		
4 Cutter or downspout 5 Other roof problems, issues or concerns 6 Other roof problems, issues or concerns 7 October information 8 October information 8 October information 9 Oc	2	Damage to roof		
So Other roof problems, issues or concerns  Comments	3	Skylight		
Comments	4	Gutter or downspout		
Roof	5	Other roof problems, issues or concerns		
Ref (Policy Information Convention on the Property:    Social Active of the debtation on the Property:	6			
Boyous know of the following on the Property: Roof under warrangly will Roof work done while under current roof warranty Roof work done while work and the sale) Roof work done while work accessories Roof work done done while work accessories Roof work done work accessories Roof work done while work accessories Roof work done work accessories Roof work	7			
8 Roof work done while under current roof warranty 10 Roof materiatives 11 Roof materiatives 12 APPLIANCES (if included in the sale) 13 Comments 14 Bullt-in vacuum system & accessories 15 Disposal 16 Prezer 17 Gas grill 18 Hood 19 Microwave oven 10 Oven 11 Range 12 Refrigerator 11 Range 12 Refrigerator 13 T.V. antenna: Owned   Leased 14 Satellite system or DSS dish:   Owned   Leased 15 Trash compactor 16 Trash compactor 17 Trash compactor 18 LECTRICAL & TELECOMMUNICATIONS 17 Yes Selum: 19 Ves Work of any problems NOW EXISTING with the following. 10 Ves Work of any problems NOW EXISTING with the following. 11 Range 12 Refrigerator 13 True antenna: Owned   Leased 14 Satellite system or DSS dish:   Owned   Leased 15 Trash compactor 16 Ves Comments 17 Ves Roof of any problems NOW EXISTING with the following. 18 Age if Now of any problems NOW EXISTING with the following. 19 Age if Now of any problems NOW EXISTING with the following. 19 Age if Now one of any problems NOW EXISTING with the following. 10 Age if Now of any problems NOW EXISTING with the following. 10 Age if Now of any problems NOW EXISTING with the following. 11 Age if Now one of any problems NOW EXISTING with the following. 11 Age if Now of any problems NOW EXISTING with the following. 12 Age if Now one of any problems NOW EXISTING with the following. 19 Age if Now one of any problems NOW EXISTING with the following. 19 Age if Now one of any problems NOW EXISTING with the following. 10 Age if Now one of any problems NOW EXISTING with the following. 10 Age if Now one of any problems NOW EXISTING with the following. 11 Age if Now one of any problems NOW EXISTING with the following. 11 Age if Now one of any problems NOW EXISTING with the following. 12 Age if Now one of any problems NOW EXISTING with the following. 13 Age if Now one of any problems NOW EXISTING with the following. 14 Age if Now one of any problems NOW EXISTING with the following.				
9   Roof work done while under current roof warranty   10   Roof material Metal   Age.30   10   11   11   11   11   11   11	8	Roof under warranty until		
C. APPLIANCES (if included in the sale) If you know a problems NOW EXISTING with the following, obsek the "Near problems NOW EXISTIN	9			
C. APPLIANCES (if included in the sale) If you know of any problems NOW EXISTING with the following, check the "Frée Column." Bull-in vacuum system & accessories  Clothes dryer Comments  Vacuum inoperable  Comments  Vacuum inoperable  Comments	10	Roof material:Metal Age:30		
If you know of any problems NOW EXISTING with the following, check the "Yes" column:   Possible   Possible   Possible   Possible	11			
If you know of any problems NOW EXISTING with the following, check the "Yes" column:   Post				
Built-in vacuum system & accessories	C.	If you know of any problems <b>NOW EXISTING</b> with the following,	Yes	Comments
3 Clothes washer 4 Dishwasher 5 Disposal 6 Freezer 7 Gas grill 8 Hood 9 Microwave oven 10 Oven 11 Range 12 Refrigerator 13 T.V. antenna: Owned Leased 14 Satellite system or DSS dish: Owned Leased 15 Trash compactor 16 17  D. ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column: 1 Security system: Owned Leased	1			
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5 Disposal 6 Freezer 7 Gas grill 8 Hood 9 Microwave oven 10 Oven 11 Range 12 Refrigerator 13 T.V. antenna: Owned Leased 14 Satellite system or DSS dish: Owned Leased 15 Trash compactor 16 17  D. ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column: 1 Security system: Owned Leased	3	Clothes washer		
6 Freezer  7 Gas grill  8 Hood  9 Microwave oven  10 Oven  11 Range  12 Refrigerator  13 T.V. antenna: □ Owned □ Leased  14 Satellite system or DSS dish: □ Owned □ Leased  15 Trash compactor  16  17  D. ELECTRICAL & TELECOMMUNICATIONS   If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Security system: □ Owned □ Leased  1 Security system: □ Owned □ Leased	4	Dishwasher		
7 Gas grill 8 Hood 9 Microwave oven 10 Oven 11 Range 12 Refrigerator 13 T.V. antenna: □ Owned □ Leased 14 Satellite system or DSS dish: □ Owned □ Leased 15 Trash compactor 16 17  D. ELECTRICAL & TELECOMMUNICATIONS   If you know of any problems NOW EXISTING with the following, check the "Yes" column: 1 Security system: □ Owned □ Leased 1 Security system: □ Owned □ Leased	5	Disposal		
8 Hood 9 Microwave oven 10 Oven 11 Range 12 Refrigerator 13 T.V. antenna: □ Owned □ Leased 14 Satellite system or DSS dish: □ Owned □ Leased 15 Trash compactor 16 17  D. ELECTRICAL & TELECOMMUNICATIONS   If you know of any problems NOW EXISTING with the following, check the "Yes" column: 1 Security system: □ Owned □ Leased	6	Freezer		
9 Microwave oven  10 Oven  11 Range  12 Refrigerator  13 T.V. antenna: Owned Leased  14 Satellite system or DSS dish: Owned Leased  15 Trash compactor  16  17  D. ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Security system: Owned Leased	7	Gas grill		
10 Oven  11 Range  12 Refrigerator  13 T.V. antenna: Owned Leased  14 Satellite system or DSS dish: Owned Leased  15 Trash compactor  16  17  D. ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Security system: Owned Leased  1 Age If Known  Comments	8	Hood		
11 Range 12 Refrigerator 13 T.V. antenna: Owned Leased 14 Satellite system or DSS dish: Owned Leased 15 Trash compactor 16 17  D. ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column: 1 Security system: Owned Leased	9	Microwave oven		
12 Refrigerator  13 T.V. antenna: Owned Leased  14 Satellite system or DSS dish: Owned Leased  15 Trash compactor  16	10	Oven		
13 T.V. antenna: Owned Leased  14 Satellite system or DSS dish: Owned Leased  15 Trash compactor  16	11	Range		
14 Satellite system or DSS dish: Owned Leased  15 Trash compactor  16	12	Refrigerator		
Trash compactor  16  17  D. ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Security system: Owned Leased  Age If Known Comments	13	T.V. antenna: Owned Leased		
D. ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column:  Security system: Owned Leased  Age If Known Comments	14	Satellite system or DSS dish: ☐ Owned ☐ Leased		
D. ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Security system: Owned Leased  Age If Known Comments	15	Trash compactor		
D. ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Security system: Owned Leased  Age If Known Comments	16			
If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Security system: Owned Leased  Age If Known Comments	17			
If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Security system: Owned Leased  Age If Known Comments	_			
1 Security system: Owned Leased	D.	If you know of any problems <b>NOW EXISTING</b> with the following,	Yes	Comments
2 Smoke/fire detectors: Battery Hardwire	1			
	2	Smoke/fire detectors: Battery Hardwire		

3	Carbon Monoxide Alarm: ☐ Battery ☐ Hardwire			
4	Light fixtures			
5	Switches & outlets			
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:			
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: Owned Leased			
17	Wind generators: Owned 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			
22				
23	Electrical Provider: Core Electric			
24	Cable/TV provider			
25	Seller's Internet Provider Teller WiFi			
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	Radon mitigation system			
5	Sump pump(s): # of			
6	Recycle pump			
7				

8				
<u></u>				
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 Furnace Fuel Natural gas Type Fuel			
16	Fireplace: Type Fuel			
17	Heating Stove: Type Fuel			
18	When was fireplace/wood stove, chimney/flue last cleaned: Date:			
19	Fuel tanks: Owned Leased			
20	Radiant heating system: Interior Exterior  TypeElectric radiant heat in bathroom			
21	Fuel Provider: Colorado Natural Gas			
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)			
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					
11	Irrigation pump					
12	Additional multi-head shower system	×		Low pressure		
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 1 Fuel type Natural Gas Capacity 6.5 GPM					
21	Water filter system: ☐ Owned ☐ Leased					
22	Water softener: Owned Leased					
23	Master Water Shutoff Location: Crawlspace					
24	Well metered					
25	Well Pump: Date of last inspection Date of last service					
26	Galvanized pipe					
27	Polybutylene pipe					
28	Well Pump - GPM Date:					
29	Cistern water storage gallons					
30	Supplemental water purchased in past 2 years?					
31						
Н.	SOURCE OF WATER & WATER SUPPLY Do you know of the following on the Property:					
1	Type of water supply: Public Community Well Shared Well Other None  If the Property is served by a Well, a copy of the Well Permit Is Is Not attached. Well Permit #:166132  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 s		of potable v	water for the Property is [describe source]:		
	and the second of the second o					
	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.					

Severe in a function (multiding several fines)  Uit station (sewage selector pump)  Several form (multiding several fines)  Uit station (sewage selector pump)  Several form (multiding several fines)  Several form (multiding several fines)  Several fines (multiding several fines)  Several fines (multiding several fines)  The Property is served by an oran chile selection (multiding several fines)  Several fines (multiding several fines)  Several	I.	SEWER If you know of any problems EVER EXISTING with the following,	V	Commont.
2 Lift station (sewage ejector purple)  3 SEWER - Other Information  Double Continue Community  SEWER - Other Information  Double Community  Type of standing sew services (Life College)  Type of standing sew services (Life College)  The Property is served by an on-tile septic system, provide buyer with a cuty of the permit several permit with a cuty of the permit with a cuty of the permit with a cuty of the permit several permit seve	1	check the "Yes" column:  Sewage system (including sewer lines)	Yes	Comments
SEWER - Other Information Do you know of the following on the Property: Type of sentiary sewer leaves (Public Community) Septic System   None   Other Sewer service by partial   None   Other In the Property is served by an on-site septic system, provide buyer with a copy of the permit. Type of sentiary sewer story and link Sill Leach   Lappon Sewer service by partial. Type of sentiary sever story provider.  Sewer service for permit. Type of sentiary sever in several to the permit issued: If a septic system, date latest individual Use Permit issued: If a septic system, date latest individual Use Permit issued: If a septic system, date of latest inpoction: January 2023 If a septic system, date of latest inpoction: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system, date of latest purpoing: January 2023 If a septic system date latest individual Use Permit Issued: January 2023 If a septic system, date latest individual Use Permit Issued: January 2023 If a septic system, date latest individual Use Permit Issued: January 2023 January 2023 January 2023 January 2023 Janua				
SEWER - Other Information Do you know of the following on the Property Type of sanitary sower earning   Public   Community Seeds System   Name   Other Seeds System   Name   Other The Property is served by an on-site septic system, provide buyer with the Property is served by an on-site septic system, provide buyer with the Property is served by an on-site septic system, provide buyer with the Property is served by an on-site septic system, provide buyer with the Property is served by an on-site septic system, provide buyer with the Property is served by an on-site septic system, date lettest individual Use Permit issued.  If a septic system, date of latest inpection: Sewer line sopped Poter: Sewer line sopped Po		(1.10)		
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Top of saintary sewer service. Public Community Sopic System Norm Other If the Property is served by an on-site sepic system, provide buyer with a copy of the permit. Type of saintary sewer service provider:  7 Sewer line scoped? Date: 8 If a sepic system, date of latest individual Use Permit issued: 9 If a sepic system, date of latest individual Use Permit issued: 10 If a sepic system, date of latest inpoction: Insurany 2003 11 Gray water storage/use 12  If FLOODING AND DRAINAGE If you know of any problems EVER EXISTING with the following on the Property, check the "Yes" column: 1 Flooding or drainage 1 Property check the "Yes" column: 1 Property check the "Yes" column: 2 Property check the "Yes" column: 2 Property check the "Yes" column: 3 Property check the "Yes" column: 4 Prainage, retention ponds 5 Comments 5 Comments 6 Prainage, retention ponds 6 Seminary 2003 1 Included Stutuse and equipment 1 Use, ZONING a LEGAL ISSUES 1 If You XNON of any of the following EVER EXISTING, check the "Yes"	_	SEWER - Other Information		
Seguit System   Jonos   Other				
If the Property, check the "Yes" column:  Jean and Danisage resemble of the following on the Property:  A Danisage resemble on the Property:  Brown services of any other provider:  July FLOODING AND DRAINAGE  If you know of any problems Now EXISTING with the following on the Property:  Danisage resemble on the following on the Property:  K. OTHER DISCLOSURES - IMPROVEMENTS  If you know of any problems NOW EXISTING with the following, check the "Yes" column:  K. OTHER DISCLOSURES - IMPROVEMENTS  If you know of any problems NOW EXISTING with the following, check the "Yes" column:  K. OTHER DISCLOSURES - IMPROVEMENTS  If you know of any problems NOW EXISTING with the following, check the "Yes" column:  L. USE, ZONING & LEGAL ISSUES  If you know of any problems NOW EXISTING, check the "Yes"  If you know of any problems NOW EXISTING with the following.  Yes  Comments  L. USE, ZONING & LEGAL ISSUES  If you know of any prot the following CYER EXISTING, check the "Yes"  If you know of any problems NOW EXISTING, check the "Yes"  If you know of any problems NOW EXISTING, check the "Yes"  If you know of any problems NOW EXISTING, check the "Yes"  If you know of any problems NOW EXISTING, check the "Yes"  If you know of any problems NOW EXISTING, check the "Yes"  If you know of any problems NOW EXISTING, check the "Yes"  If you know of any problems NOW EXISTING, check the "Yes"  If you know of any problems NOW EXISTING, check the "Yes"  If you know of any problems NOW EXISTING, check the "Yes"  If you know of any problems NOW EXISTING, check the "Yes"  If you know of any problems NOW EXISTING, check the "Yes"  If you know of any problems NOW EXISTING, check the "Yes"		Septic System None Other		
True of septic system. ST rank St Leach   Lagoon	5	If the Property is served by an on-site septic system, provide buyer with a copy of the permit.		
Sewer line scoped? Date:    Faseptic system, date latest Individual Use Permit issued:   Faseptic system, date of latest individual Use Permit issued:   Faseptic system, date of latest individual Use Permit issued:   Faseptic system, date of latest pumping:		Type of septic system: X Tank Leach Lagoon		
If a septic system, date latest Individual Use Permit issued:  If a septic system, date of latest inpection:  January 2023  If a septic system, date of latest pumping:  January 2023  If a septic system, date of latest pumping:  January 2023  Gray water storage/use  If you know of any problems EVER EXISTING with the following on the Property, check the "Yes" column:  Prodering or drainage  DRAINAGE AND RETENTION PONDS - Other Information Do you know of the following on the Property:  Ves. Comments  Comments  K. OTHER DISCLOSURES - IMPROVEMENTS If you know of any problems NOW EXISTING with the following, which the "Yes" column:  Included fintures and equipment  Stains on carpet  Stains on carpet  Justines and equipment  Lucked Fintures and equipment  Lucked Fintures and equipment  Lucked Fintures and equipment  Included fintures and equipment  Lucked Fintures and equipment  Lucked Fintures and equipment  Stains on carpet  Justines Alexandria Subsection of the Stains on	6			
If a septic system, date of latest injection:	7			
J. FLOODING AND DRAINAGE If you know of any problems EVER EXISTING with the following on the Property, check the "Yes" column:  Drainage, retention ponds  K. OTHER DISCLOSURES - IMPROVEMENTS If you know of any problems NOW EXISTING with the following, check the "Yes" column:  Included fixtures and equipment  Stains on carpet  Stains on carpet  L. USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING, check the "Yes" life you know of any problems how existing, check the "Yes" column:  III. GENERAL	8	If a septic system, date latest Individual Use Permit issued:		
10 If a septic system, date of latest pumping: January 2023 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: Flooding or drainage 2  DRAINAGE AND RETENTION PONDS - Other Information Do you know of the following on the Property: 4 Drainage, retention ponds 5  K. OTHER DISCLOSURES - IMPROVEMENTS If you know of any problems NOW EXISTING with the following, check the "Yes" column: 1 Included fixtures and equipment 2 Stains on carpet 3 Floors  II. GENERAL	9			
J. FLOODING AND DRAINAGE If you know of any problems EVER EXISTING with the following on the Property, check the "Yes" column:  1 Flooding or drainage 2 3 DRAINAGE AND RETENTION PONDS - Other Information Doyou know of the following on the Property: 4 Drainage, retention ponds 5  K. OTHER DISCLOSURES - IMPROVEMENTS If you know of any problems NOW EXISTING with the following, check the "Yes" column: 1 Included fixtures and equipment 2 Stains on carpet 3 Floors  II	10	If a septic system, date of latest pumping: January 2023		
J. FLOODING AND DRAINAGE If you know of any problems EVER EXISTING with the following on the Property, check the "Yes" column:  1 Flooding or drainage 2 3 DRAINAGE AND RETENTION PONDS - Other Information Do you know of the following on the Property: 4 Drainage, retention ponds 5  K. OTHER DISCLOSURES - IMPROYEMENTS If you know of any problems NOW EXISTING with the following, check the "Yes" column: 1 Included fixtures and equipment 2 Stains on carpet 3 Floors 4 5 II you know of any problems NOW EXISTING with the following. Comments  II GENERAL	11	Gray water storage/use		
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DRAINAGE AND RETENTION PONDS - Other Information Do you know of the following on the Property:  Torainage, retention ponds  K. OTHER DISCLOSURES - IMPROVEMENTS If you know of any problems NOW EXISTING with the following, check the "Yes" column:  Included fixtures and equipment  Stains on carpet  Included fixtures and equipment  Included fixtures and equipment  USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING, check the "Yes"	1		100	30mmonte
DRAINAGE AND RETENTION PONDS - Other Information Do you know of the following on the Property:  4 Drainage, retention ponds  5  K. OTHER DISCLOSURES - IMPROVEMENTS If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Included fixtures and equipment  2 Stains on carpet  3 Floors  4  5  II. GENERAL	2			
Do you know of the following on the Property:  4 Drainage, retention ponds  5  K. OTHER DISCLOSURES - IMPROVEMENTS If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Included fixtures and equipment  2 Stains on carpet  3 Floors  4  5  II. GENERAL	3			
4 Drainage, retention ponds  K. OTHER DISCLOSURES - IMPROVEMENTS If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Included fixtures and equipment  2 Stains on carpet  3 Floors  H. GENERAL  L. USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING, check the "Yes"			Yes	Comments
K. OTHER DISCLOSURES - IMPROVEMENTS If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Included fixtures and equipment  2 Stains on carpet  3 Floors  4  5  II. GENERAL	4	• • •		
If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Included fixtures and equipment  2 Stains on carpet  3 Floors  4  5  II. GENERAL	5			
If you know of any problems NOW EXISTING with the following, check the "Yes" column:  1 Included fixtures and equipment  2 Stains on carpet  3 Floors  4  5  II. GENERAL				
1 Included fixtures and equipment 2 Stains on carpet 3 Floors 4 5  II. GENERAL  L. USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING, check the "Yes"	K.	If you know of any problems <b>NOW EXISTING</b> with the following,	Yes	Comments
3 Floors  4	1			
4	2	Stains on carpet		
L. USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING, check the "Yes"	3	Floors		
L. USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING, check the "Yes"	4			
L. USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING, check the "Yes"	5			
L. USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING, check the "Yes"				
If you know of any of the following EVER EXISTING, check the "Yes"			11.	GENERAL
If you know of any of the following EVER EXISTING, check the "Yes"	_	LISE ZONING & LEGAL ISSUES		
COLUMNIC.   Yes   Comments	-	If you know of any of the following EVER EXISTING, check the "Yes"	V	Comments
	I	[ column:	res	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		
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			
М.	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		
2			
	others		
3	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is		
3	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property		
3 4 5	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property  Encroachments, boundary disputes or unrecorded easements		
3 4 5 6	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property  Encroachments, boundary disputes or unrecorded easements  Shared or common areas with adjoining properties  Requirements for curb, gravel/paving, landscaping  Any limitations on parking or access due to size, number of vehicles,		
3 4 5 6 7	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property  Encroachments, boundary disputes or unrecorded easements  Shared or common areas with adjoining properties  Requirements for curb, gravel/paving, landscaping		
3 4 5 6 7 8	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property  Encroachments, boundary disputes or unrecorded easements  Shared or common areas with adjoining properties  Requirements for curb, gravel/paving, landscaping  Any limitations on parking or access due to size, number of vehicles,		
3 4 5 6 7 8	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property  Encroachments, boundary disputes or unrecorded easements  Shared or common areas with adjoining properties  Requirements for curb, gravel/paving, landscaping  Any limitations on parking or access due to size, number of vehicles,		
3 4 5 6 7 8	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property  Encroachments, boundary disputes or unrecorded easements  Shared or common areas with adjoining properties  Requirements for curb, gravel/paving, landscaping  Any limitations on parking or access due to size, number of vehicles,	Yes	Comments
3 4 5 6 7 8 9	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property  Encroachments, boundary disputes or unrecorded easements  Shared or common areas with adjoining properties  Requirements for curb, gravel/paving, landscaping  Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year  ENVIRONMENTAL CONDITIONS  If you know of any of the following EVER EXISTING on any part of	Yes	Comments
3 4 5 6 7 8 9 10	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property  Encroachments, boundary disputes or unrecorded easements  Shared or common areas with adjoining properties  Requirements for curb, gravel/paving, landscaping  Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year  ENVIRONMENTAL CONDITIONS  If you know of any of the following EVER EXISTING on any part of the Property, check the "Yes" column:  Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater		Comments
3 4 5 6 7 8 9 10 <b>N.</b>	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property  Encroachments, boundary disputes or unrecorded easements  Shared or common areas with adjoining properties  Requirements for curb, gravel/paving, landscaping  Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year  ENVIRONMENTAL CONDITIONS  If you know of any of the following EVER EXISTING on any part of the Property, check the "Yes" column:  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		Comments
3 4 5 6 7 8 9 10 N.	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property  Encroachments, boundary disputes or unrecorded easements  Shared or common areas with adjoining properties  Requirements for curb, gravel/paving, landscaping  Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year  ENVIRONMENTAL CONDITIONS  If you know of any of the following EVER EXISTING on any part of the Property, check the "Yes" column:  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  Underground storage tanks		Comments
3 4 5 6 7 8 9 10 N. 1 2 3	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property  Encroachments, boundary disputes or unrecorded easements  Shared or common areas with adjoining properties  Requirements for curb, gravel/paving, landscaping  Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year  ENVIRONMENTAL CONDITIONS  If you know of any of the following EVER EXISTING on any part of the Property, check the "Yes" column:  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  Underground storage tanks  Underground transmission lines  Property used as, situated on, or adjoining a dump, landfill or		Comments
3 4 5 6 7 8 9 10 N. 1 2 3 4	others  Public highway or county road bordering the Property  Any proposed or existing transportation project that affects or is expected to affect the Property  Encroachments, boundary disputes or unrecorded easements  Shared or common areas with adjoining properties  Requirements for curb, gravel/paving, landscaping  Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year  ENVIRONMENTAL CONDITIONS  If you know of any of the following EVER EXISTING on any part of the Property, check the "Yes" column:  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  Underground storage tanks  Underground transmission lines		Comments

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		
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			
0.	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY		
	If you know of any of the following <b>NOW EXISTING</b> , 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		
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:  Name of the Owner's Associations governing the Property:		Contact Information
7	Owner's Association #1:		
8	Owner's Association #2:		
9	Owner's Association #3:		
10	Owner's Association #4:		
P.	<b>GENERAL DISCLOSURES</b> If you know of any of the following <b>EVER EXISTING</b> , 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		
2	Any property insurance claim submitted (whether paid or not)		
3	Structural, architectural, and engineering plans and/or specifications for any existing improvements		
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.	
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

Lee William Schmetzer

Date: 7/12/2023

Seller: Lee William Schmetzer

Sara Senanian

Date: 7/12/2023

Seller: Sara Senanian

### 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 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.

7. Buyer receipts for a copy of this SPD.

- 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.
- Buyer: \_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_

  Buyer: \_\_\_\_\_\_ Date: \_\_\_\_\_\_

SPD19-6-22. SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

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