



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.
(SPDS19-6-23) (Mandatory 1-24)

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

SELLER'S PROPERTY DISCLOSURE SUPPLEMENT
(ADDITIONAL STRUCTURE)

This Seller's Property Disclosure Supplement ("SPD Supplement") supplements the following Seller's Property Disclosure form to be provided by the Seller:

- ☒ Seller's Property Disclosure (Residential))
☐ Seller's Property Disclosure (Land))
☐ Seller's Property Disclosure (Commercial))

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

Seller states that the information contained in this SPD Supplement regarding the Additional Structure 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 applicable, this form must be fully completed to Seller's current actual knowledge. 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 the SPD, this SPD Supplement or not.

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

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

Date: **7/1/2024**

Property:

1250 Achy Back Lane, Canon city, CO 81212

Seller: **MONDOROSA LLC**

Additional Structure Type: ☐ Residential Dwelling ☐ Barn ☒ Detached Garage ☐ Other:

Additional Structure Description/Name:

Year Built:

Note: The Contract to Buy and Sell Real Estate determines whether an item is included or excluded in the sale. If there is an inconsistency between the SPD and the Contract, the Contract controls.

I. IMPROVEMENTS

A.	BUILDING CONDITIONS (all aspects of the Additional Structure) 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			

B. ROOF If you know of any of the following problems EVER EXISTING , check the "Yes" column:	Yes	Comments
1 Roof leak		
2 Damage to roof		
3 Skylight		
4 Gutter or downspout		
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 Transferable? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Documents at Ranch
9 Roof work done while under current roof warranty		
10 Roof material: Age: 3 years		Documents at Ranch
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 Clothes dryer			
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: <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			
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: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			
17	Wind generators: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
18	Electric Wiring or Panel			
19				
20				
	ELECTRICAL & TELECOMMUNICATIONS - Other Information: Do you know of the following serving the Additional Structure:			
21	220 volt service			
22	Electrical Service: Amps			
23	Landscape Lighting			
24	Electrical Provider:			
25	Cable/TV provider			
26	Seller's Internet Provider Starlink			
27				

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	Lifts or Hoists			
7				
8				

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 serving the Additional Structure:				
15	Heating system (including furnace): Type Fuel Type Fuel			
16	Fireplace: Type Fuel			
17	Heating Stove: Type Fuel			
18	When was fireplace/wood stove, chimney/flue last cleaned: Date: <input type="checkbox"/> Do not know			
19	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
20	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Type			
21	Fuel Provider:			
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				
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 serving the Additional Structure:			
20	Water heater: Number of Fuel type Capacity			
21	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
22	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
23	Master Water Shutoff Location:			
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				

H.	SOURCE OF WATER & WATER SUPPLY - Other Information: Do you know of the following serving the Additional Structure:	Yes	Comments
1	Source of Water the same as specified in SPD: NOTE: If the Source of Water is different, Seller should supply a completed Source of Water Addendum for this Additional Structure.		

2			
3			

I. SEWER If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Comments
1 Sewage system (including sewer lines)		
2 Lift station (sewage ejector pump)		
3		
4		
SEWER - Other Information: Do you know of the following serving the Additional Structure:		
5 Type of sanitary sewer service: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other If the Additional Structure 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 type="checkbox"/> Leach <input type="checkbox"/> Lagoon		
6 Sewer service provider:		
7 Sewer line scoped? Date:		
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. 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		
3 Floors		
4		
5		

II. GENERAL

K. USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING , check the "Yes" column:	Yes	Comments
1 Building code, city, or county violations		
2 Any building or improvements constructed within the past one year before this Date without approval by the owners' associations or its designated approving body		
3 Any additions or alterations made with a Building Permit		
4 Any additions or non-aesthetic alterations made without a Building Permit		
5 Notice of ADA complaint or report		

6			
7			

L.	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			

M.	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		
2	Structural, architectural, and engineering plans and/or specifications for any existing improvements		
3	Property was previously used as a methamphetamine laboratory and not remediated to state standards		
4	Odor		
5	Smoking inside improvements (including garages, unfinished space, or detached buildings) on Property		
6			
7			

This SPD Supplement appends the Seller's SPD and both the Advisory to Seller and Advisory to Buyer contained in the Seller's SPD further applies to this SPD Supplement. Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Additional Structure. Property inspection services may be purchased and are advisable. This SPD Supplement is not intended as a substitute for an inspection of the Additional Structure.

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

Robert A Mondo, manager/member

Date: 7/5/2024

Seller: **MONDOROSA LLC**

By: Robert A Mondo, manager/member

Kristin E Mondo

Date: 7/5/2024

Seller: **MONDOROSA LLC**

By: Kristin E Mondo

Buyer receipts for a copy of this SPD Supplement.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

SPDS19-6-23. SELLER'S PROPERTY DISCLOSURE SUPPLEMENT

CTM eContracts - ©2024 MRI Software LLC - All Rights Reserved