United Country Timberline Realty Ariane Howell

Ph: 719-687-3678

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: 7/9/2024

Property:

37 Salt Lick Circle, Florissant, CO n/a

Seller: Blue-Cow LLC, A Colorado Limited Liability Company

Year Built: 2014

Year Seller Acquired Property: 2023

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

	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			

LAISTING, CHECK the Tes Column. Tes Comments		B. ROOF If you know of any of the following problems EVER EXISTING, check the "Yes" column:	Yes	Comments
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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			
8	Do you know of the following on the Property: Roof under warranty until			
9	Transferable? YES NO Roof work done while under current roof warranty			
10	,			
	Roof material: Age:			
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: 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:	Yes	Age If Known	Comments
1	Security system: Owned Leased			5
2	Smoke/fire detectors: Battery Hardwire			
3	Carbon Monoxide Alarm: Battery Hardwire			
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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	Landscape Lighting			
23	Electrical Provider:			
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				
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Initials _____

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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):							
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:							
21	Type Fuel Provider:							
22								
<u> </u>	L			L				
G.	WATER If you know of any problems NOW EXISTING with the following,		Age If					
	check the "Yes" column:	Yes	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							
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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:			
20	Do you know of the following on the Property: Water heater: Number of			
20	Fuel type Capacity			
21	Water filter system: Owned Leased			
22	Water softener: Owned Leased Master Water Shutoff Location:			
23	Master water Soluton Location:			
24	Well metered			
25	Well Pump: Date of last inspection 5/15/2024 Date of last service 5/15/2024			7.4 gallons per minute
26	Galvanized pipe			
27	Polybutylene pipe			
28	Well Pump - GPM 7.4 Date: 5/15/2024			
29	Cistern water storage gallons			
30	Supplemental water purchased in past 2 years?			
31				
			II.	
H.	SOURCE OF WATER & WATER SUPPLY Do you know of the following on the Property:			
1	Type of water supply: Public Community Well Shared Well If the Property is served by a Well, a copy of the Well Permit Is Drilling Records Are Are Not attached. Shared Well Agreement	Is No	t attached.	e Well Permit #:327335
	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	water for the Property is [describe source]:
	, , , , , , , , , , , , , , , , , , , ,		p	
	SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON N INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE			E GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR IFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.
I.	SEWER If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes		Comments
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1	Sewage system (including sewer lines)						
2	Lift station (sewage ejector pump)						
3							
4							
	SEWER - Other Information Do you know of the following on the Property:						
_	Type of sanitary sewer service: Public Community Septic System None Other						
5	If the Property is served by an on-site septic system, provide buyer with a copy of the permit. Type of septic system: Tank Leach 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 inpection:						
10	If a septic system, date of latest pumping:						
11	Gray water storage/use						
12							
•		ı					
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							
<u> </u>		l					
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						
3	Floors						
4							
5							
	II. GENERAL						
		I					
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						
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4 Nation of zoning action related to the Property 5 Building cocks, sty, or country validations 6 Property validations 7 Section of the Control of the Contr	3	Notice of any adverse conditions from any governmental or quasi- governmental agency that have not been resolved		
6 Published or respictive covenants or owners' association rules or individuals or individuals or improvements constructed within the past one year of bed bed provided association or the designated approximation many of the control	4			
to development to the proposed price of the property and southern to peat one year observated assertance asser	5	Building code, city, or county violations		
7 Any undersor or management in the past or negative members of selection in the past or negative members or the selection of the control of	6			
Any additions or non-aesthetic alterations made without a Building Property legal action 10 Oher legal action 11 Any part of the Property leads to others (written or oral) 12 Used for short-term rentals in the past year 13 Graddathered conditions or uses 14 Search and the Property leads to the store of the following EVER 15 EXTING these, the "Sea Columns" 16 ACCESS & PARKING If you know of any of the following EVER 17 Any access problems, issues or concerns 18 Any access problems, issues or concerns 29 Comments 20 Public highway or county road bordering the Property used by others 30 Public highway or county road bordering the Property 41 Any proposed or existing transportation propert that affects or is expected to affect the Property 42 Any access problems, broundary disputes or unrecorded easements 43 Shared or common areas with adjoining properties 44 Concentrations on parking or access due to size, number of vehicles, or true of vehicles in the past year. 45 Shared or county road bordering the property 46 Shared or common areas with adjoining properties 47 Requirements for curb, gravolipaving, landscapping 48 Any limitations on parking or access due to size, number of vehicles, or true of vehicles in the past year. 49 EXPRINGENDENTIAL CONDITIONS 19 If you know of any of the following EVER EXISTING on any part of the Property, such as additional properties. 40 Underground storage tanks 41 Underground storage tanks 42 Underground storage tanks 43 Acceptive and as, sharted on, or adjoining a dump, lundfill or monopole and the water lundf	7	Any building or improvements constructed within the past one year before this Date without approval by the owner's associations or the		
Permit P	8	Any additions or alterations made with a Building Permit		
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 September 15 Grandfathered conditions or uses 15 Grandfathered conditions or uses 16 Grandfathered conditions or uses 17 Any access problems, issues or concerns 18 Access & PARKING if you know of any of the following EVER EXISTING chack, the "Yes" column: 19 Any access problems, issues or concerns 20 Any proposed or existing transportation project that affects or is expected to affect the Property 21 Any proposed or existing transportation project that affects or is expected to affect the Property 22 Any proposed or existing transportation project that affects or is expected to affect the Property 23 Encoachments, boundary disputes or unrecorded easements 24 Comments for curb, gravelypaving, landscaping 25 Requirements for curb, gravelypaving, landscaping 26 Any proposed or existing transportation project that affects or is expected to affect the Property. 26 Requirements for curb, gravelypaving, landscaping 27 Requirements for curb, gravelypaving, landscaping 28 Any proposed or existing transportation project that affects or is expected to affect the Property (such as a fedicactive), toxic, or the period vehicles in the past year 28 Any proposed or existing transportation project that the past year 29 Comments (Such Any Project Check the "Yes" Comments 20 Comments (Such Any Project Check the "Yes" Comments 20 Comments (Such Any Project Check the "Yes" Comments 20 Comments (Such Any Project Check the "Yes" Comments 20 Comments (Such Any Project Check the "Yes" Comments 20 Comments (Such Any Project Check the "Yes" Comments (Such Any Project Check the "Yes" Comments 21 Check The Projecty (Such the "Yes" Comments (Such Any Project Check The "Yes" Comments	9	,		
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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	1	biohazardous materials, asbestos, pesticides, herbicides, wastewater		
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	2	Underground storage tanks		
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area	8		<u> </u>	
	9			
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	Within a governmentally designated floodplain or wetland area		
11	Dead, diseased, or infested trees or shrubs		
	Environmental assessments, studies, or reports done involving the physical condition of the Property		
12	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
	Smoking inside improvements (including garages, unfinished space, or detached buildings) on Property		
	Animals kept in the residence		
16	Other environmental problems, issues or concerns		
17	Odors		
18			
19			
	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.	100	Omments
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			
	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY If you know of any of the following NOW EXISTING, check the "Yes" column:	Yes	Comments
	Property is part of an owners' association	162	Comments
	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
	Owner's Association #1:		
	Owner's Association #2:		
	Owner's Association #3:		
	Owner's Association #4:		
	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	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.

Bruce-Michael Wilson, Member

Date: 7/29/2024

Seller: Blue-Cow LLC, A Colorado Limited Liability Company

By: Bruce-Michael Wilson, Member

David Teffrey, Member

Date: 8/8/2024

Seller: Blue-Cow LLC, A Colorado Limited Liability Company

By: David Jeffrey, Member

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:

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- a. the physical condition of the Property;
- b. the presence of mold or other biological hazards;

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- 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.
- 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)

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