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SPD19 Seller's Property Disclosure (Residential)

Adoption Date: August 5, 2025

Mandatory Use Date: January 1, 2026

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

**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 the date signed by Seller. If the Contract to Buy and Sell (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 Seller's Property Disclosure Deadline in the Contract. **Any changes to the disclosures herein must be disclosed by Seller to Buyer promptly after discovery. In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose in writing any such new adverse material fact to Buyer. Seller's failure to disclose a known adverse material fact affecting the Property or occupant may result in legal liability.** 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 P.

Broker is authorized to deliver a copy of this SPD to prospective buyers.

Seller and Buyer understand that this SPD is not a warranty or guarantee of any kind by the Seller or by any Broker or Agent representing the Seller. Property inspection services may be purchased and are advisable. This SPD is **not** intended as a substitute for an inspection of the Property. **Buyers are encouraged to obtain their own professional inspection(s).**

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.

Date SPD completed by Seller: 9/24/2024

Property: 11423 N Co Rd 15, Fort Collins, CO 80524

Seller: James George Boizot

Year Built: 1976

Year Seller Acquired Property: 1986

Seller ☒ is ☐ is not currently occupying the Property.

If Seller is not currently occupying the property, date Seller last occupied the Property: _____

During any period when Seller has not occupied the Property, the Property was ☐ vacant ☒ occupied by someone other than Seller.

I. IMPROVEMENTS

NOTE: The Contract, 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.

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 problems with improvements		
2	Structural supports or reinforcements added		
3	Moisture and/or water, including but not limited to, leakage/seepage in the basement/crawlspace	X	Barn sky lights drip slightly with rain. limited areas. Home master bathroom toilet leaks and water is shot off to it.
4	Damage due to termites, other insects, birds, animals, or rodents		
5	Damage due to hail, wind, fire, flood, or other casualty		Hail damage claim approx 1995, roof replaced.
6	Any settling, movement, cracking, heaving or breakage of the following:		
	a. Foundations		
	b. Floors	X	Some sagging in kitchen area, repair in front of the sink floor from water damage, since floor damage under hot water heater from a previous leak since repair
	c. Interior Walls		
	d. Exterior Walls		
	e. Driveways		
	f. Sidewalks		
	g. Patios		
	h. Retaining Walls		
	i. Other:		
7	Window leaks		
8	Exterior Artificial Stucco (EIFS)		
9	Subfloors		
10			

B.	ROOF – General Information Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Comments
1	Indicate age of roof in Comments		approx. 18 years
2	Indicate roof material in Comments		Asphalt Shingles
3	Roof is under warranty		
	a. Date of warranty expiration		
	b. Warranty is transferable		☐ Yes ☐ No ☐ Unknown
4	Roof work done while under current roof warranty		
	a. Date work completed		
5			
	ROOF If you know of any of the following problems EVER EXISTING , check the "Yes" column:	Yes	Comments
6	Roof leak		
7	Damage to roof	X	Shingles damaged by hail 1995, replaced
8	Damage to skylight		
9	Damage to gutter or downspout		
10	Other roof problems, issues or concerns		
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	N/A		
2	Clothes dryer			☐ Gas ☐ Electric
3	Clothes washer			
4	Dishwasher			
5	Disposal	N/A		
6	Freezer			
7	Gas grill			
8	Range ventilation system			
9	Microwave oven	N/A		☐ Free standing ☐ Built in
10	Oven			☐ Gas ☐ Electric ☐ Single ☐ Double
11	Range/Stove			☐ Gas ☐ Electric ☐ Free Standin ☐ Drop-In
12	Refrigerator			
13	T.V. antenna:	N/A		☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
14	Satellite system or DSS dish:			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
15	Trash compactor	N/A		
16	Microwave			free standing

D. ELECTRICAL & TELECOMMUNICATIONS - General Information				
Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes	Age, if known	Comments
1	220 Volt service	X		located in barn
2	Electrical Service: Amps <u>100</u>			
3	Landscape lighting			
4	Electric provider – provide name in Comments	X		PV REA - 2 services, 1 barn, 1 house
5	Cable/TV provider – provide name in Comments			Streaming
6	Internet provider – provide name in Comments	X		Rise broadband
7	Solar panels			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
	a. Output			
8	Wind generators			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
9	Security system			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
10	Doorbell			☐ Wired ☐ Wireless ☐ Smart
11	Smoke/fire detector(s)	X		☒ Battery ☐ Hardwire
12	Carbon monoxide alarm(s)	X		☒ Battery ☐ Hardwire
13	Internet wiring			☐ Cable ☐ DSL ☐ Satellite ☐ Fiber ☐ Other: _____
14	Built in sound system			☐ Speakers- Built In ☐ Wiring- Built In ☐ Speakers- Wireless
15				
ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column:		Yes	Age, if known	Comments
16	Security system	N/A		
17	Smoke/fire detector(s)			
18	Carbon monoxide alarm			
19	Light fixtures			
20	Switches & outlets	X		bathroom light switch needs to be replaced
21	Internet wiring	N/A		
22	Inside telephone wiring & blocks/jacks	N/A		
23	Cable TV wiring & jacks			
24	Ceiling fans			
25	Bathroom vent fan(s)			
26	Garage door opener and remote control # of remote/openers: _____	N/A		
27	Garage door keyless entry	N/A		
28	Built in intercom system	N/A		
29	Doorbell	N/A		
30	Built in sound system	N/A		
31				

	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
32	Electrical Service	X	2024	replaced main service disconnect in June.
33	Aluminum wiring at the outlets (110)			
34	Solar panels			
35	Wind generators			
36	Electric wiring or panel			
37				

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				

F.	VENTILATION, AIR & HEAT – General Information Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Age, if known	Comments
1	Furnace			
	a. Furnace Type	X		☐ Forced Air Gas ☐ Forced Air Electric ☒ Forced Air Propane ☐ Radiant ☐ Gravity Flow ☐ Other (specify):
	b. Number of Units			1
	c. Zoned			Location of zone 1: Location of zone 2: Location of zone 3:
2	Heating system (other than furnace)			
	a. Type/Fuel	X		Wood Stove
3	Fireplace			
	a. Type			☐ Masonry ☐ Insert ☐ Wood Burning ☐ Direct Vent ☐ Other (specify):
	b. Fireplace starter			☐ Switch ☐ Remote
4	Free Standing Heating Stove			
	a. Fuel Source			☒ Wood ☐ Pellet ☐ Corn ☐ Gas ☐ Other (specify):
5	Date fireplace/wood stove, chimney/flue last cleaned: 2025			☐ Do not know
6	Fuel tanks If leased, provide the name and contact information of entity leased from in Comments			☐ Owned ☒ Leased Shrader propane Ft. Collins, CO 970-484-1212
7	Radiant heating system:			☐ Interior ☐ Exterior
	a. Interior Type			
	b. Exterior Type			
8	Air Conditioning			
	a. Type			☐ Electric ☐ Central Air ☐ Other (specify):
	b. Number of Units			
	c. Zoned			Location of zone 1: Location of zone 2: Location of zone 3:
	VENTILATION, AIR & HEAT If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
9	Furnace			
10	Heating System (other than Furnace)			
11	Heat Pump			
12	Evaporative cooler			
13	Window air conditioning units			
14	Central air conditioning			
15	Attic ventilation system (attic only)			
16	Whole house fan			
17	Vent fans			
18	Humidifier			

19	Air purifier			
20	Fireplace			
21	Fireplace insert			
22	Fireplace starter			
23	Heating Stove			
24	Fuel tanks			
25				

G. WATER – General Information: Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes	Age, if known	Comments
1	Water heater			
	a. Number of Water Heaters			
	b. Fuel Type			Propane
	c. Capacity			
2	Water filter system			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
3	Water softener			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
4	Indicate location of master water shutoff in Comments			at meter by road
5	Type of well:			
	a. Exempt well (outside designated groundwater basin)			☐ Household use only inside a single-family dwelling (typically less than 35 acres; no outdoor uses) Permit no: _____ ☐ Domestic use (typically 35+ acres; indoor household use in up to 3 dwellings on the parcel, outdoor watering of personal livestock, irrigation of up to 1 acre) Permit no: _____ ☐ Livestock (on farm/range/pasture) Permit no: _____ ☐ Other (please explain): _____ Permit no: _____
	b. Small capacity well (inside designated groundwater basin)			☐ Domestic use (indoor household use in up to 3 dwellings on the parcel; watering of personal livestock, limited irrigation area, no more than 1 acre-foot per year) Permit no: _____ ☐ Other (please explain): _____ Permit no: _____
6	Well metered			
7	Well Pump			
	a. Brand name and pump number			
	b. Date installed			
	c. Date of last inspection			
	d. Date of last service			
	e. Depth			
	f. GPM and date last measured			
8	Galvanized pipe	X		In house, poly pipe under ground

9	Polybutylene pipe	X		outside under ground
10	Cistern water storage			
	a. Number of gallons			
11	Supplemental water purchased in past 2 years			
	a. Name and contact information of entity from which supplemental water was purchased			
12				
	WATER If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
13	Water heater(s)			
14	Water filter system			
15	Water softener			
16	Water system pump			
17	Sauna			
18	Hot tub or spa			
19	Steam room/shower			
20	Underground sprinkler system			
21	Fire sprinkler system			
22	Backflow prevention device			
23	Irrigation pump			
24				
	WATER If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
25	Leaks, backups, or other similar problems with any portion of the water or plumbing systems (including lines and water pressure) or damage therefrom	X		Water was slow to drain, repair was made to outflow pipes on 9/23/19 by front range excavating, bringing system back to full working order. Inspection passed. Various leaks through house repaired over the last 10 years. only current known leak is the master bathroom and water is shut off to the leak.
26	Well			
27	Pool			
28	Irrigation system			
29	Water has been tested for potability			
	a. Indicate result of test in comments and provide the most recent records and reports pertaining to such testing	X		Northern Colorado Water Assoc. can provide potability test results. Water is potable.
30				

H.	SOURCE OF WATER & WATER SUPPLY		970-508-
	Provide the following information regarding the Property: Northern Colorado Water Assoc. 3975		
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 provided. Well Permit #: _____ Drilling Records ☐ Are ☐ Are Not provided. Shared Well Agreement ☐ Yes ☐ No. The Water Provider for the Property can be contacted at: Name: Northern Colorado Water Assoc. Address: 4389 E CR 70 Wellington CO 80549 Web Site: <u>necowater.org</u> Phone No.: 970-508-3975 ☐ 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/SEPTIC – General Information: Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Comments
1	Public sanitary sewer service		
	a. Name and contact information of public sanitary sewer service provider		
	b. Date the sewer line was last scoped		
2	Community sanitary sewer service		
	a. Name and contact information of community sanitary sewer service provider		
	b. Date the sewer line was last scoped		
3	Septic System		
	a. Type	X	☒ Tank ☒ Leach ☐ Lagoon
	b. Date of issuance of the latest Individual Use Permit		
	c. Date of the latest inspection	X	9/23/2020
	d. Date of the latest pumping	X	9/23/2020
	e. System is under a maintenance agreement (pumped/inspected on a regular basis).		☐ Maintenance agreement is mandated. Name and contact information of entity that mandates the maintenance agreement: ☐ Maintenance agreement is not mandated
4	Other sanitary sewer service		Type:
5	Gray water storage/use		
6			
	SEWER/SEPTIC If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Comments
7	Leaks, backups, or other similar problems with any portion of the sewage systems or damage therefrom	X	See previous comments on page 8 line item 25.
8	Lift station (sewage ejector pump)		
9			

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		
2	Drainage		
3	Grading		
4	Water intrusion in the basement, crawl space, or other parts of Property		
5	Repairs made to control water intrusion in the basement, crawl space, or other parts of the Property		
6			

	DRAINAGE AND RETENTION PONDS – Other Information Do you know of the following on the Property:	Yes	Comments
7	Drainage or retention ponds, dams, storm water detention basins, or other similar facilities		
8			

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	x	normal wear.
3 Floors	x	See previous comments on prior pages
4		

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		
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 association or its 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)		No lease agreements but allow access to irrigation pumping sheds + pipes by road. Neighborly no implied agreement. No major access or activity.
12 Used for short-term rentals in the past year		
13 Grandfathered conditions or uses		
14		

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	x	There is an access road on far south edge of property used by farm ground behind the home, to the east.
3 Public highway or county road bordering the Property	x	CR 15

4	Any proposed or existing transportation project that affects or is expected to affect the Property	X	county letter received proposing new round about at CE 15 & 70
5	Encroachments, boundary disputes, or unrecorded easements		
6	Shared or common areas with adjoining properties, including but not limited to, walls, fences and driveways		
7	Requirements for curb, gravel/paving, or landscaping		
8	Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year		
9			

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		
11	Dead, diseased, or infested trees or shrubs	X	dead trees due to normal aging
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	X	1 dog
16	Other environmental problems, issues or concerns		
17	Odors		
18			

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. Provide copies of 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			

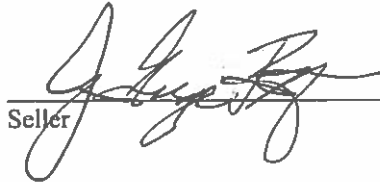
P.	COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY If you know of any of the following NOW EXISTING , check the “Yes” column:	Yes	Comments
1	Property is part of an owners’ association		
2	Special assessments or increases in regular assessments approved by owners’ association but not yet implemented		
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 EXISTING , 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			
	COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY – Other Information: Name of the Owner’s Association(s) governing the Property:		Contact Information
6	Owners’ Association #1		
7	Owners’ Association #2		
8	Owners’ Association #3		
9	Owners’ Association #4		

Q.	METROPOLITAN DISTRICT If you know of any of the following NOW EXISTING , check the “Yes” column:	Yes	Comments
1	Property is located within the boundaries of a Metropolitan District that was organized on or after January 1, 2000		
	METROPOLITAN DISTRICT- Information:		
2	Name of Metropolitan District #1		
3	Official website of the Metropolitan District #1		
4	Name of Metropolitan District #2		
5	Official website of Metropolitan District #2		

R.	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, mold, or engineering investigations or studies of the Property. Provide copies of all such reports in possession of Seller.		
2	Any property insurance claim submitted (whether paid or not)	X	1995 hail damage claim
3	Structural, architectural, and engineering plans and/or specifications for any existing improvements. Provide copies of all such reports in possession of Seller.		
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	Any litigation alleging negligent construction or defective building products		
7	Any award or payment of money in lieu of repairs for defective building products or poor construction		
8	Any release signed regarding defective products or poor construction that would limit a future owner from making a claim		
9	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
10	Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions		
11	Property is located in a historic district		
12			
	GENERAL – Other Information:		
13	U.S. Postal Service delivery available	X	☒ Property ☐ Post Office ☐ Cluster Mailbox-Location and No.: _____ ☐ Other (specify): _____
14	Amazon, Fed Ex, UPS	X	all deliver to the door

OTHER KNOWN ADVERSE MATERIAL FACTS: For purposes of this section, adverse material facts would include any non-observable or observable physical conditions existing on the Property. Describe any other known adverse material facts in or on the Property (attach additional pages as necessary):

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



Seller

9/24/24
Date Completed

Seller

Date Completed

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 Seller's completion 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. 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(S) ACKNOWLEDGE RECEIPT OF THIS SPD. BUYER(S) SIGNATURE DOES NOT CONSTITUTE APPROVAL OF ANY DISCLOSED CONDITION AS REPRESENTED HEREIN BY SELLER.

Buyer

Date

Buyer

Date