



Hayden Outdoors, LLC
501 Main Street #1A
Windsor, CO 80550
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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)

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 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 occupants **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: 10/28/2025
Property: 35060 Hillhouse LN Windsor Colorado 80550
Seller: Michael Lee Netzberger
Year Built: Barn / Apt 2021 House 2023
Year Seller Acquired Property: 2020

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

I. IMPROVEMENTS

A.	BUILDING CONDITIONS (all aspects of the Property to include decks and patios) If you know of any of the following problems EVER EXISTING , check the "Yes" column:	Yes	Comments:
1	Structural	No	
2	Moisture and/or water	No	
3	Damage due to termites, other insects, birds, animals, or rodents	No	
4	Damage due to hail, wind, fire, flood, or other casualty	No	
5	Cracks, heaving or settling	No	
6	Exterior wall or window	No	

7	Exterior Artificial Stucco (EIFS)	No	
8	Subfloors	No	
9			
10			

B.	ROOF If you know of any of the following problems EVER EXISTING, check the "Yes" column:	Yes	Comments
1	Roof leak	No	
2	Damage to roof	No	
3	Skylight	No	
4	Gutter or downspout	No	
5	Other roof problems, issues or concerns	No	
6			
7			
	ROOF - Other Information Do you know of the following on the Property:		
8	Roof under warranty until _____ Transferable? ☐ YES ☐ NO		
9	Roof work done while under current roof warranty		
10	Roof material: <u>Asphalt</u> Age <u>2 yrs</u>		
11	<u>steel</u>		

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	NA	N/A	
2	Clothes dryer	No	2 yrs	
3	Clothes washer	No	2 yrs	
4	Dishwasher	No	2 yrs	
5	Disposal	No	2 yrs	
6	Freezer	No	2 yrs	
7	Gas grill	No	2 yrs	
8	Hood	No	2 yrs	
9	Microwave oven	No	2 yrs	
10	Oven	No	2 yrs	
11	Range	No	2 yrs	
12	Refrigerator	No	2 yrs	
13	T.V. antenna: ☐ Owned ☐ Leased	No	2 yrs	
14	Satellite system or DSS dish: ☐ Owned ☒ Leased	No	2 yrs	
15	Trash compactor	N/A		
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	No	2 yrs	
2	Smoke/fire detectors: ☒ Battery ☒ Hardwire	No		
3	Carbon Monoxide Alarm: ☒ Battery ☒ Hardwire	No		
4	Light fixtures	No		
5	Switches & outlets	No		
6	Telecommunications (T1, fiber, cable, satellite)	No		
7	Inside telephone wiring & blocks/jacks	N/A		
8	Ceiling fans	No		
9	Garage door opener and remote control # of remote/openers: <u>6</u>	No		
10	Intercom/doorbell	No		
11	In-wall speakers	No		
12				
13				
	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems EVER EXISTING with the following, check the "Yes" column:			
14	Electrical Service	No		
15	Aluminum wiring at the outlets (110)	No		
16	Solar panels: ☐ Owned ☐ Leased	No		
17	Wind generators: ☐ Owned ☐ Leased	No		
17	Electric Wiring or Panel	No		
18				
19				
	ELECTRICAL & TELECOMMUNICATIONS - Other Information: Do you know of the following on the Property:			
20	220 volt service outlets <u>(4)</u>	yes		
21	Electrical Service: Amps <u>200 Amps / 200 hrs</u>	yes		
22	Landscape lighting	No		
23	Electric Provider: <u>REA</u>	yes		
24	Cable TV Provider: <u>Direct TV</u>	yes		
25	Seller's Internet Provider: <u>Star Link</u>	yes		
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)	No	2 yrs	
2	Entry gate system	No		
3	Elevator	No		

4	Sump pump(s) # of <u>1</u>	No	2yrs	
5	Recycle pump	No	1	
6				
7				

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	No	2yrs	
2	Evaporative cooler	N/A		
3	Window air conditioning units	NA		
4	Central air conditioning	NO		
5	Attic/whole house fan	N/A		
6	Vent fans	No		
7	Humidifier	No		
8	Air purifier <u>Ultra Violet</u>	No		
9	Fireplace <u>2yrs / 4yrs</u>	No		
10	Fireplace insert	NA		
11	Heating Stove	N/A		
12	Fuel tanks	NA		
13				
14				
	VENTILATION, AIR & HEAT - Other Information: Do you know of the following on the Property:			
15	Heating system (including furnace): Type <u>Forced Air</u> Fuel <u>Nat</u> Type _____ Fuel _____	Yes		
16	Fireplace: Type _____ Fuel <u>Natural</u>	Yes		
17	Heating Stove: Type _____ Fuel _____	N/A		
18	When was fireplace/wood stove, chimney/flue last cleaned: Date _____ ☐ Do not know	N/A		
19	Fuel tanks: ☐ Owned ☐ Leased	NA		
20	Radiant heating system: ☒ Interior ☐ Exterior Type <u>underground water heater</u>	Yes		
21	Fuel Provider: <u>Xcel</u>	Yes		
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)	No	2 yrs	4 yrs Barn area
2	Water filter system	N/A		
3	Water softener	N/A		
4	Water system pump	N/A		
5	Sauna	N/A		
6	Hot tub or spa	N/A		
7	Steam room/shower	N/A		
8	Underground sprinkler system	No		4 yrs Barn Area
9	Fire sprinkler system	N/A		
10	Backflow prevention device	No		
11	Irrigation pump	N/A		
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)	No	2 yrs	
15	Well	N/A		
16	Pool	N/A		
17	Irrigation system	N/A		
18				
19				
	WATER - Other Information: Do you know of the following on the Property:			
20	Water heater: Number of <u>2</u> Fuel type <u>Nat</u> Capacity <u>on demand</u>	N/A		Barn has hot water heat & commo House has commo
21	Water filter system: ☐ Owned ☐ Leased	N/A		
22	Water softener: ☐ Owned ☐ Leased	N/A		
23	Master Water Shutoff Location: <u>Basement / mech</u>	Yes		
24	Well metered	No		
25	Well Pump: Date of last inspection _____ Date of last service _____	N/A		
26	Galvanized pipe	No		
27	Polybutylene pipe			
28	Well Pump - GPM _____ Date: _____	N/A		
29	Cistern water storage _____ gallons	N/A		
30	Supplemental water purchased in past 2 years?	No		
31				

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 ☐ Other ☐ None If the Property is served by a Well, a copy of the Well Permit ☐ Is ☐ Is Not attached, Well Permit #: _____ Drilling Records ☐ Are ☐ Are not attached. Shared Well Agreement ☐ Yes ☐ No The Water Provider for the Property can be contacted at: Name: <u>North Weld Water</u> Address: _____ Web Site: _____ Phone No.: _____ ☐ There is neither a Well nor a Water Provider for the Property. The source of potable water for the Property is {describe source}: _____ SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.	

I.	SEWER If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Comments
1	Sewage system (including sewer lines)	<u>No</u>	
2	Lift station (sewage ejector pump)	<u>No</u>	
3			
4			
	SEWER - Other Information: Do you know of the following on the Property:		
5	Type of sanitary sewer service: ☐ Public ☐ Community ☒ Septic System ☐ None ☐ Other 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	<u>No</u>	
6	Sewer service provider:	<u>N/A</u>	
7	Sewer line scoped? Date: _____	<u>N/A</u>	
8	If a septic system, date latest Individual Use Permit issued: <u>12/1/2022</u>	<u>No</u>	
9	If a septic system, date of latest inspection: <u>10/11/2023</u>	<u>No</u>	
10	If a septic system, date of latest pumping: _____	<u>No</u>	
11	Gray water storage/use:	<u>N/A</u>	
12			

J.	FLOODING AND DRAINAGE If you know of any problems EVER EXISTING with the following on the Property, check the "Yes" column:	Yes	Comments
1	Flooding or drainage	<u>No</u>	
2			
3			

	DRAINAGE AND RETENTION PONDS - Other Information Do you know of the following on the Property:		
4	Drainage, retention ponds	No	
5			

K.	OTHER DISCLOSURES - IMPROVEMENTS If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Comments
1	Included fixtures and equipment	No	
2	Stains on carpet	No	
3	Floors	No	
4			
5			

II. GENERAL

L.	USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING , check the "Yes" column:	Yes	Comments
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use	No	
2	Notice or threat of condemnation proceedings	No	
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved	No	
4	Notice of zoning action related to the Property	No	
5	Building code, city or county violations	No	
6	Violation of restrictive covenants or owners' association rules or regulations	No	
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	No	
8	Any additions or alterations made with a Building Permit	No	
9	Any additions or non-aesthetic alterations made without a Building Permit	No	
10	Other legal action	No	
11	Any part of the Property leased to others (written or oral)	No	
12	Used for short-term rentals in the past year	No	
13	Grandfathered conditions or uses	No	
14			
15			

M.	ACCESS & PARKING If you know of any of the following EVER EXISTING , check the "Yes" column:	Yes	Comments
1	Any access problems, issues or concerns	No	

2	Roads, trails, paths or driveways through the Property used by others	No	
3	Public highway or county road bordering the Property	Yes	
4	Any proposed or existing transportation project that affects or is expected to affect the Property	No	
5	Encroachments, boundary disputes or unrecorded easements	No	
6	Shared or common areas with adjoining properties	No	
7	Requirements for curb, gravel/paving, landscaping	No	
8	Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year	No	
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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.	No	
2	Underground storage tanks (septic)	Yes	
3	Aboveground storage tanks	No	
4	Underground transmission lines	No	
5	Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill	No	
6	Monitoring wells or test equipment	No	
7	Sliding, settling, upheaval, movement or instability of earth, or expansive soil on the Property	No	
8	Mine shafts, tunnels, or abandoned wells on the Property	No	
9	Within a governmentally designated geological hazard or sensitive areas	No	
10	Within a governmentally designated floodplain or wetland area	No	
11	Dead, diseased, or infested trees or shrubs	No	
12	Environmental assessments, studies, or reports done involving the physical condition of the Property	No	
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells	No	
14	Smoking inside improvements (including garages, unfinished space, or detached buildings) on Property	No	
15	Animals kept in the residence	Yes	
16	Other environmental problems, issues or concerns	No	
17	Odors	No	
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19			

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

P.	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY If you know of any of the following NOW EXISTING , check the "Yes" column:	Yes	Comments
1	Property is part of an owners' association	Yes	
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented	No	
3	Problems or defects in the Common Elements or Limited Common Elements of the Association Property	No	
	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).	No	
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6			
	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY - Other Information: Name of the Owner's Associations governing the Property:		Contact Information:
7	Owner's Association #1: Gander Valley Farms		gander-valley-farms.com
8	Owner's Association #2:		
9	Owner's Association #3:		
10	Owner's Association #4:		

Q.	GENERAL DISCLOSURES If you know of any of the following EVER EXISTING, check the "Yes" column:	Yes	Comments
1	Written reports of any building, site, roofing, soils, water, or sewer, or engineering investigations or studies of the Property	Yes	
2	Any property insurance claim submitted (whether paid or not)	No	
3	Structural, architectural, and engineering plans and/or specifications for any existing improvements	Yes	
4	Property was previously used as a methamphetamine laboratory and not remediated to state standards	No	
5	Government special improvements approved, but not yet installed, that may become a lien against the Property	NO	
6	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property	No	
7	Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions	No	
8	Property is located in a historic district	No	
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10			
	GENERAL - OTHER INFORMATION:		
11	Location of Mailbox and No. <u>end of drive # 2</u>		
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.**

Michael Lee Wetzberger 10/28/2025
 Seller Michael Lee Wetzberger Date

ADVISORY TO BUYER:

1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters are satisfactory to Buyer:

- the physical condition of the Property;
- the presence of mold or other biological hazards;
- the presence of rodents, insects, and vermin including termites;
- 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
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Buyer	Date
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