

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: July 1, 2025

Property: 12547 County Road 43

Drake

CO

80515

Seller: Mary Ann Ordway

Year Built: 2001

Year Seller Acquired Property: 2002

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	
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	

Seller Initials

Buyer Initials

Hayden Outdoors, LLC
501 Main Street #1A
Windsor, CO 80550
Phone: (970) 674-1990 Fax: (970) 674-5090



Buyer initials _____

Seller initials MMO

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					

CenturyLink / Direct TV
Apex 10 yrs - LG, gas top w/convection oven
Apex 10 yrs - Kitchen
Apex 8 yrs - LG
5 yrs Bosch
5 yrs

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? ☐ YES ☐ NO		
9	Roof work done while under current roof warranty		
10	Roof material: <u>metal</u> Age <u>25</u>		
11			

7	Exterior Artificial Stucco (EIFS)		
8	Subfloors		
9			
10			

MAO

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				

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				
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: <u>4</u>				
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		yes		occasional / weather related
15	Aluminum wiring at the outlets (110)				
16	Solar panels: ☐ Owned ☐ Leased				
17	Wind generators: ☐ Owned ☐ Leased				
17	Electric Wiring or Panel				
18					
19					
	Other Information: -	Do you know of the following on the Property:			
20	220 volt service		yes		As per
21	Electrical Service: Amps				
22	Landscape lighting				
23	Electric Provider: <u>Poudre Valley REA</u>				
24	Cable TV Provider:				
25	Seller's Internet Provider: <u>Century Link</u>				
26					

front lights @ shop & garage / patio type

generator wired by Gregory Shea

3 yrs - left side 19 yrs - right side / about the age of garage

F.	VENTILATION, AIR & HEAT	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			
	Information: VENTILATION, AIR & HEAT - Other		
	Do you know of the following on the Property:		
15	Heating system (including furnace): Type <u>forced air</u> Fuel <u>propane</u>		
16	Fireplace: Type _____ Fuel _____		
17	Heating Stove: Type <u>propane</u> Fuel <u>gas</u>		
18	When was fireplace/wood stove, chimney/flue last cleaned: Date <u>never</u> ☐ Do not know		
19	Fuel tanks: ☐ Owned ☒ Leased		
20	Radiant heating system: ☐ Interior ☐ Exterior		
21	Fuel Provider: <u>amerigas</u>		
22			

Replaced pipe w/ new stove

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 on the Property: Water heater: Number of 1 Fuel type: gas Capacity: 50 gal 21 Water filter system: ☒ Owned ☐ Leased 22 Water softener: ☐ Owned ☐ Leased 23 Master Water Shutoff Location: mechanical RM 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: 8/31/22 5 yr warranty 29 Cistern water storage gallons 30 Supplemental water purchased in past 2 years? 31
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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	yes	Roof on occasion w/ heavy rain
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 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.		
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				

H.	SOURCE OF WATER & WATER SUPPLY	Do you know of the following on the Property:
1		Type of water supply: ☒ Well ☐ Community ☐ Public ☐ Shared Well ☐ Other ☐ None
		If the Property is served by a Well, a copy of the Well Permit ☒ Is ☐ Is Not attached. Well Permit #: _____
		The Water Provider for the Property can be contacted at:
		Name: _____
		Web Site: _____
		Address: _____
		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.

Hand & Son well drilling

1	Any access problems, issues or concerns		
M.	ACCESS & PARKING	If you know of any of the following EVER EXISTING, check the "Yes" column:	Comments

15			
14			
13	Grandfathered conditions or uses		
12	Used for short-term rentals in the past year		
11	Any part of the Property leased to others (written or oral)		
10	Other legal action		
9	Building Permit		
8	Any additions or non-aesthetic alterations made without a Building Permit		
7	Any additions or alterations made with a Building Permit		
6	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		
5	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		
4	Violation of restrictive covenants or owners' association rules or regulations		
3	Building code, city or county violations		
2	Notice of zoning action related to the Property		
1	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		
	Notice or threat of condemnation proceedings		
	enforceable PUD or non-conforming use		
	Zoning violation, variance, conditional use, violation of an		
L.	USE, ZONING & LEGAL ISSUES	If you know of any of the following EVER EXISTING, check the "Yes" column:	Comments

II. GENERAL

5			
4			
3	Floors		
2	Stains on carpet		
1	Included fixtures and equipment		
K.	OTHER DISCLOSURES - IMPROVEMENTS	If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Comments

5			
4	Drainage, retention ponds		
	Do you know of the following on the Property:		
	DRAINAGE AND RETENTION PONDS - Other Information		

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 soil on the Property			
8	Mine shafts, tunnels, or abandoned wells on the Property			
9	Within a governmentally designated geological hazard or sensitive areas			
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				

2	Roads, trails, paths or driveways through the Property used by others	Yes	5001 Warkowitz - Sweden
3	Public highway or county road bordering the Property	Yes	neighbor behind property Rd 43
4	Any proposed or existing transportation project that affects or is expected to affect the Property		
5	Encroachments, boundary disputes or unrecorded easements		
6	Shared or common areas with adjoining properties		
7	Requirements for curb, gravel/paving, landscaping		
8	Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year		
9			
10			

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			
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:		

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.		
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			

ADVISORY TO BUYER:

Q.	GENERAL DISCLOSURES	check the "Yes" column: If you know of any of the following EVER EXISTING,	Yes	Comments
1	Written reports of any building, site, roofing, soils, water, or sewer, or engineering investigations or studies of the Property			
2	Any property insurance claim submitted (whether paid or not)	yes	Back Back Raising / Bear	
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			
10				
	GENERAL - OTHER INFORMATION:			
11	Location of Mailbox and No.			
12				no mailbox, PO Box only

- 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 Mary Ann Ordway Date 12/16/25