



C3 Real Estate Solutions, LLC
2720 Council Tree Ave. #178
Fort Collins, CO 80525

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
 (SPD19-6-22) (Mandatory 1-23)

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 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 occupant, 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: 4/29/2023
 Property: 1909 66th Ave Greeley CO 80634
 Seller: Charles D Holley
 Year Built: 2005
 Year Seller Acquired Property: 2010

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	YES	Hail in 2013 Roof replaced, Siding repaired
5	Cracks, heaving or settling	NO	
6	Exterior wall or window	YES	Hail in 2013 Siding and Window damage repaired

Buyer initials _____

Seller initials CH

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	YES	Hail in 2013. Replaced
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 <u>2018</u> Transferable? <input type="checkbox"/> YES <input type="checkbox"/> NO		
9	Roof work done while under current roof warranty	NO	
10	Roof material: <u>Class 4</u> Age <u>10 yrs</u>		
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	NO		
2	Clothes dryer	NO		
3	Clothes washer	NO		
4	Dishwasher	NO		
5	Disposal	NO		
6	Freezer	NO		
7	Gas grill	N/A		
8	Hood	NO		
9	Microwave oven	NO		
10	Oven	NO		
11	Range	NO		
12	Refrigerator	NO		
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	N/A		
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	N/A		
15	Trash compactor	N/A		
16				
17				

Buyer initials _____

Seller initials CA

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	N/A		
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire			
3	Carbon Monoxide Alarm: <input checked="" type="checkbox"/> Battery <input type="checkbox"/> Hardwire	NO		
4	Light fixtures	NO		
5	Switches & outlets	NO		
6	Telecommunications (T1, fiber, cable, satellite)	NO		
7	Inside telephone wiring & blocks/jacks	NO		
8	Ceiling fans	NO		
9	Garage door opener and remote control # of remote/openers: <u>1</u>	NO		
10	Intercom/doorbell	NO		
11	In-wall speakers	N/A		
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: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	N/A		
17	Wind generators: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	N/A		
18	Electric Wiring or Panel	NO		
19				
20				
	ELECTRICAL & TELECOMMUNICATIONS - Other Information: Do you know of the following on the Property:			
21	220 volt service	NO		
22	Electrical Service: Amps _____	NO		
23	Landscape lighting	NO		
24	Electric Provider: <u>Xcel</u>			
25	Cable TV Provider: <u>was Xfinity</u>			
26	Seller's Internet Provider: <u>Xfinity</u>			
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)	NO		
2	Entry gate system	NO		
3	Elevator	N/A		
4	Radon mitigation system	NO		

5	Sump pump(s) # of _____	N/A		
6	Recycle pump	N/A		
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	NO		
2	Evaporative cooler	NO		
3	Window air conditioning units	NO		
4	Central air conditioning	NO		
5	Attic/whole house fan	N/A		
6	Vent fans	N/A		
7	Humidifier	N/A		
8	Air purifier	N/A		
9	Fireplace	NO		
10	Fireplace insert	NO		
11	Heating Stove	N/A		
12	Fuel tanks	N/A		
13				
14				
	VENTILATION, AIR & HEAT - Other Information: Do you know of the following on the Property:			
15	Heating system (including furnace): Type _____ Fuel <u>Nat Gas</u> Type _____ Fuel _____	NO		
16	Fireplace: Type _____ Fuel <u>Nat Gas</u>	NO		
17	Heating Stove: Type _____ Fuel _____	NO		
18	When was fireplace/wood stove, chimney/flue last cleaned: Date _____ <input type="checkbox"/> Do not know	N/A		
19	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	N/A		
20	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Type _____	N/A		
21	Fuel Provider: _____	N/A		
22				

Buyer initials _____

Seller initials CAH

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	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		
9	Fire sprinkler system	N/A		
10	Backflow prevention device	N/A		
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		
15	Well	N/A		
16	Pool	N/A		
17	Irrigation system	NO		
18				
19				
	WATER - Other Information: Do you know of the following on the Property:			
20	Water heater: Number of <u>1</u> Fuel type <u>Nat Gas</u> Capacity _____			
21	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	N/A		
22	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	N/A		
23	Master Water Shutoff Location: <u>Front yard</u>	NO		
24	Well metered	N/A		
25	Well Pump: Date of last inspection _____ Date of last service _____	N/A		
26	Galvanized pipe	N/A		
27	Polybutylene pipe	N/A		
28	Well Pump - GPM _____ Date: _____	N/A		
29	Cistern water storage _____ gallons	N/A		
30	Supplemental water purchased in past 2 years?	N/A		
31				

Buyer initials _____

Seller initials GA

H.	SOURCE OF WATER & WATER SUPPLY Do you know of the following on the Property:
1	Type of water supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Other <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: _____ Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No The Water Provider for the Property can be contacted at: Name: <u>City of Greeley</u> Address: <u>POB 1928 Greeley CO 80632</u> Web Site: <u>cityofgreeley.com</u> Phone No.: <u>970 350 9811</u> <input type="checkbox"/> 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)	NO	
2	Lift station (sewage ejector pump)	N/A	
3			
4			
	SEWER - Other Information: Do you know of the following on the Property:		
5	Type of sanitary sewer service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other If the Property 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	NO	
6	Sewer service provider: <u>City of Greeley</u>	NO	
7	Sewer line scoped? Date: _____	NO	
8	If a septic system, date latest Individual Use Permit issued: _____	NO	
9	If a septic system, date of latest Inspection: _____	N/A	
10	If a septic system, date of latest Pumping: _____	N/A	
11	Gray water storage/use	N/A	
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	NO	
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 owners' 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			

Buyer initials _____

Seller initials

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	NO	
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, radon, methane, mill tailings, solvents, or petroleum products	NO	
2	Underground storage tanks	NO	
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 flood plain 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	Cat (1)
16	Other environmental problems, issues or concerns	NO	

Buyer initials _____

Seller initials



17	Odors	NO	
18			
19			

O.	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	Yes	
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	
5			
6			
	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY - Other Information: Name of the Owners' Associations governing the Property:		Contact Information:
7	Owners' Association #1: <u>Westridge Village Patio Homes</u>	Yes	C/O Brass Key Property Mgmt
8	Owners' Association #2: _____	NO	115 Riverside Ave FTG, CO 80524 (970)224 9134
9	Owners' Association #3: _____	NO	
10	Owners' Association #4: _____	NO	

P.	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	NO	
2	Any property insurance claim submitted (whether paid or not)	Yes	hail damage--root replaced, siding repaired
3	Structural, architectural, and engineering plans and/or specifications for any existing improvements	NO	
4	Property was previously used as a methamphetamine laboratory and not remediated to state standards	NO	

5	Governmental 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	
9			
10			
	GENERAL - OTHER INFORMATION:		
11	Location of Mailbox and No. <u>6</u>		In front of house on street
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.**

Charles D. Holley
 Seller Charles Thomas Holley as attorney in fact for Charles D. Holley Date 4/29/23

ADVISORY TO BUYER:

- 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;
 - the availability and source of water, sewer, and utilities;
 - the environmental and geological condition of the Property;
 - the presence of noxious weeds; and
 - 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.
- 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.
- 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.

Buyer initials _____ Seller initials *CH*

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

Buyer initials _____

Seller initials

