



**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.  
 (SPD19-6-17) (Mandatory 1-18)

**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 DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.**

Seller states that the information contained in this Disclosure 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 material defect 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 Disclosure or not. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or unit itself, except as stated in Section O. Broker may deliver a copy of this Disclosure to prospective buyers.

**Note:** The Contract to Buy and Sell Real Estate, not this Disclosure, determines whether an item is included or excluded; if there is an inconsistency between this Disclosure and the Contract, the Contract controls.

Date: 9/20/2022

Property Address: 324 River Rock Dr Johnstown CO 80534

Seller: Susanne D. Brown Trust, Dated January 10, 2014

Year Built: 2004

### I. IMPROVEMENTS

A.	<b>STRUCTURAL CONDITIONS</b> If you know of any of the following problems <b>EVER EXISTING</b> check the "Yes" column:	Yes	Comments
1	Structural problems	X	See attached letter from Total Engineering Service, Inc. dated January 5, 2006
2	Moisture and/or water problems		
3	Damage due to termites, other insects, birds, animals or rodents		Not that I am aware of
4	Damage due to (hail) wind, fire, flood or other casualty	X	6/24/2021 was repaired 11/14/2021
5	Cracks, heaving or settling problems		
6	Exterior wall or window problems	X	Front bedroom window - 1 pane broken. Scheduled to be repaired.
7	Exterior Artificial Stucco (EIFS)		
8			
9			

<b>B.</b>	<b>ROOF</b> If you know of any of the following problems <b>EVER EXISTING</b> check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Roof leak		
2	Damage to roof	X	6/24/2021 was repaired 11/14/2021
3	Skylight problems		
4	Gutter or downspout problems		
5	Other roof problems		
6			
7			

<b>B-1.</b>	<b>ROOF - Other Information</b> Do you know of the following on the Property:	<b>Yes</b>	<b>Comments</b>
1	Roof under warranty until _____ Transferable _____		See provided roof documents
2	Roof work done while under current roof warranty		
3	Roof material: _____ Age <u>1</u> year _____		Replaced 2021
4			
5			

<b>C.</b>	<b>APPLIANCES</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Age If Known</b>	<b>Comments</b>
1	Built-in vacuum system & accessories			
2	Clothes dryer			
3	Clothes washer			
4	Dishwasher			11-01-2014
5	Disposal		1 year	12/2021
6	Freezer			
7	Gas grill			
8	Hood			
9	Microwave oven	X	16	Split by the handle not inside
10	Oven			
11	Range		7 years	11-30-2015
12	Refrigerator			
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased			Direct TV - AT&T
15	Trash compactor			
16	RO System (Reverse Osmosis)		1 year	12/2021
17				

<b>D.</b>	<b>ELECTRICAL &amp; TELECOMMUNICATIONS</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Age If known</b>	<b>Comments</b>
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input type="checkbox"/> Hardwire			
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire			
4	Light fixtures			
5	Switches & outlets			
6	Electrical Service			
7	Telecommunications (T1, fiber, cable, satellite)			
8	Inside telephone wiring & blocks/jacks			
9	Ceiling fans			
10	Garage door opener and remote control			
11	Intercom/doorbell			
12	In-wall speakers			
13				
14				

<b>D-1.</b>	<b>ELECTRICAL &amp; TELECOMMUNICATIONS - Other Information:</b> Do you know of the following on the Property:	<b>Yes</b>	<b>Age If Known</b>	<b>Comments</b>
1	220 volt service	X	18 years	220 in garage also
2	Landscape lighting			
3	Aluminum wiring at the outlets (110)			
4	Electrical Service: Amps <u>    ?    </u>	?		
5	Garage door control(s) # <u>    2    </u>	X	18 years	
6				
7				

<b>E.</b>	<b>MECHANICAL</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Age If known</b>	<b>Comments</b>
1	Overhead doors (including garage doors)		18 years	
2	Entry gate system			
3	Elevator			
4				
5				

<b>F.</b>	<b>VENTILATION, AIR, HEAT</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Age If known</b>	<b>Comments</b>
1	Heating system			
2	Air conditioning:			
	Evaporative cooler			
	Window units			
	Central			
3	Attic/whole house fan			
4	Vent fans			
5	Humidifier			
6	Air purifier			
7	Fireplace			
8	Fireplace insert			
9	Heating Stove			
10	Fuel tanks			
11				
12				

<b>F-1.</b>	<b>VENTILATION, AIR, HEAT - Other Information:</b> Do you know of the following on the Property:	<b>Comments</b>
1	Heating system (including furnace): Type <u>Forced Air</u> Fuel <u>Gas</u> Type _____ Fuel _____	
2	Fireplace: Type _____ Fuel _____	
3	Fireplace insert	
4	Heating Stove: Type _____ Fuel _____	
5	When was fireplace/wood stove, chimney/flue last cleaned: Date _____ <input type="checkbox"/> Do not know	
6	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	
7	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Type _____	
8		
9		

<b>G.</b>	<b>WATER</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Water system (including lines and water pressure)		
2	Water heater(s)		
3	Water filter system		
4	Water softener		
5	Well		
6	Water system pump		
7	Sauna		
8	Hot tub or spa		
9	Steam room/shower		
10	Pool		
11	Underground sprinkler system		
12	Fire sprinkler system		
13	Backflow prevention device		
14	Irrigation system		
15	Irrigation pump		
16			
17			

<b>G-1.</b>	<b>WATER - Other Information</b> Do you know of the following on the Property:	<b>Yes</b>	<b>Age If Known</b>	<b>Comments</b>
1	Water heater: Number of <u>  1  </u> Fuel type <u>  Gas  </u> Capacity <u>  40  </u>		8 years 9 months	12/13/2021
2	Water filter system: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased		1 year	RO System
3	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
4	Well metered			
5	Well - Date of last inspection _____			
6	Galvanized pipe			
7	Polybutylene pipe			
8				
9				

<b>H.</b>	<b>SOURCE OF WATER &amp; WATER SUPPLY</b> 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"/> Cistern <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> <b>Is</b> <input type="checkbox"/> <b>Is Not attached.</b> Well Permit #: _____ Drilling Records <input type="checkbox"/> <b>Are</b> <input type="checkbox"/> <b>Are not</b> attached. Shared Well Agreement <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>  The <b>Water Provider</b> for the Property can be contacted at: Name: <u>Town of Johnstown</u> Address: <u>450 S Parish Ave, Johnstown, CO 80534</u> Web Site: _____ Phone No.: <u>970-587-4664</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]:  <b>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.</b>

<b>I.</b>	<b>SEWER</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Sewage system (including sewer lines)		
2	Lift station (sewage ejector pump)		
3	Sump pump(s) # of _____		
4	Gray water storage/use		
5			

<b>I-1.</b>	<b>SEWER - Other Information</b> Do you know of the following on the Property:
1	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
2	If a septic system, date latest Individual Use Permit issued: _____
3	If a septic system, date of latest Inspection: _____
4	If a septic system, date of latest Pumping: _____
5	
6	

<b>J.</b>	<b>FLOODING AND DRAINAGE</b> If you know of any problems <b>EVER EXISTING</b> with the following on the Property check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Flooding or drainage		
2			

<b>J-1.</b>	<b>DRAINAGE AND RETENTION PONDS - Other Information</b> Do you know of the following on the Property:	<b>Yes</b>	<b>Comments</b>
1	Drainage, retention ponds		
2			

<b>K.</b>	<b>OTHER DISCLOSURES - IMPROVEMENTS</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Included fixtures and equipment		
2	Stains on carpet		
3	Floors and sub-floors		
4			
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## II. GENERAL

<b>L.</b>	<b>USE, ZONING &amp; LEGAL ISSUES</b> If you know of any of the following <b>EVER EXISTING</b> check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
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 from this Date without approval by the owners' association or its designated approving body		
8	Any additions or alterations made		
9	Other legal action		
10			
11			

<b>M.</b>	<b>ACCESS &amp; PARKING</b> If you know of any of the following <b>EVER EXISTING</b> check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Any access problems		
2	Roads, trails, paths or driveways through the Property used by others		
3	Public highway or county road bordering the Property		
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		
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N.	<b>ENVIRONMENTAL CONDITIONS</b> If you know of any of the following <b>EVER EXISTING</b> on any part of the Property check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
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		
2	Underground storage tanks		
3	Aboveground storage tanks		
4	Underground transmission lines		
5	Animals kept in the residence		Dogs as pets
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		
7	Monitoring wells or test equipment		
8	Sliding, settling, upheaval, movement or instability of earth or expansive soil on the Property		
9	Mine shafts, tunnels or abandoned wells on the Property		
10	Within governmentally designated geological hazard or sensitive areas		
11	Within governmentally designated flood plain or wetland area		
12	Dead, diseased or infested trees or shrubs		Not anymore
13	Environmental assessments, studies or reports done involving the physical condition of the Property		
14	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
15	Tobacco smoke in interior of improvements of Property	X	Husband smokes in the garage & daughter in the basement
16	Other environmental problems		
17			
18			

O.	<b>COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY</b> If you know of any of the following <b>NOW EXISTING</b> check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Property is part of an owners' association	X	Rocksbury Ridge HOA - Management Company: Kelligon Corp
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		
3	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).		
4	Problems or defects in the Common Elements or Limited Common Elements of the Association Property		
5			
6			



P.	<b>OTHER DISCLOSURES - GENERAL</b> If you know of any of the following <b>NOW EXISTING</b> check the "Yes" column:	Yes	Comments
1	Any part of the Property leased to others (written or oral)		
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property		
3	Any property insurance claim submitted (whether paid or not)		
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		
6	Governmental special improvements approved, but not yet installed, that may become a lien against the Property		
7	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
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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 Disclosure 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.

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

DocuSigned by:  
  
 6A2D6DAE3F3C4C2...  
 9/20/2022

Seller *Susanne D. Brown, Trustee* Date

**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:
  - 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 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 inspect the Property when this Disclosure 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.

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 Seller's Property Disclosure.

6. Seller does not warrant that the Property is 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.

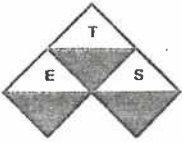
7. Buyer receipts for a copy of this Disclosure.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

Buyer initials \_\_\_\_\_

Seller initials SDBT \_\_\_\_\_



## Total Engineering Service, Inc.

3310 State Street • Evans, CO 80620 • (970) 330-1071 • Fax (970) 330-1252

January 5, 2006

Dan Erickson  
J&J Construction of Northern Colorado LLC  
7251 W. 20th St., Bldg L, Suite. 200  
Greeley, CO 80634

RE: Evaluation of Cripple Wall Framing  
324 River Rock  
Rocksbury Ridge Subdivision, Johnstown CO.  
TES Project No. 04-128

Dear Mr. Erickson:

As requested, I inspected the existing cripple wall framing at the subject single family residence. At this address, in the basement, a short stud wall (cripple wall) was constructed between the concrete foundation and the bottom plate of the wall framing above. The cripple wall framing at this address is not plumb. Based on my observations it is my opinion that the wall was constructed as it exists now. I was unable to find any evidence of movement on either the inside or outside of the home. I did note that the bottom plate of the cripple wall is engineered lumber. Based on my observations it is my opinion that the wall is structurally adequate to carry the design loads.

Please give me a call if you have any questions.

Sincerely,

Greg Bowdish, P.E.  
Senior Project Manager

