



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: 17 JUNE 2021

Property Address: 2545 Custer Dr Fort Collins CO 80525

Seller: Grace Joy Home LLC

Year Built: 2009

I. IMPROVEMENTS

A.	STRUCTURAL CONDITIONS If you know of any of the following problems EVER EXISTING check the "Yes" column:	Yes	Comments
1	Structural problems		
2	Moisture and/or water problems		
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 problems		
6	Exterior wall or window problems		
7	Exterior Artificial Stucco (EIFS)		
8			
9			

Buyer initials _____

Seller initials  

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		HDA REPLACED ROOF SHINGLES SEPT 2020 DUE TO
3	Skylight problems		
4	Gutter or downspout problems		
5	Other roof problems		
6			
7			

HAIL DAMAGE (GUTTER COVERED)

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

C.	APPLIANCES	Yes	Age If Known	Comments
1	Built-in vacuum system & accessories			
2	Clothes dryer		1 YR	JULY 2020
3	Clothes washer		2 YRS	JULY 2019
4	Dishwasher		6 MOS.	JAN 2021
5	Disposal			
6	Freezer			
7	Gas grill			
8	Hood			
9	Microwave oven		NEW	NEVER USED
10	Oven		NEW	NEVER USED
11	Range		NEW	NEVER USED
12	Refrigerator <u>-SIDE BY SIDE</u>		1 YR	MAY 2020
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
15	Trash compactor			
16				
17				

Buyer initials _____

Seller initials EW KW

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			
2	Smoke/fire detectors: <input 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				

D-1.	ELECTRICAL & TELECOMMUNICATIONS - Other Information: Do you know of the following on the Property:	Yes	Age If Known	Comments
1	220 volt service			STOVE + DRYER
2	Landscape lighting			
3	Aluminum wiring at the outlets (110)			
4	Electrical Service: Amps _____			
5	Garage door control(s) # <u>2</u>			
6				
7				

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				
5				

Buyer initials _____

Seller initials EW

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			
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				

F-1.	VENTILATION, AIR, HEAT - Other Information: Do you know of the following on the Property:	Comments
1	Heating system (including furnace): Type <u>GAS</u> Fuel _____ Type _____ Fuel _____	
2	Fireplace: Type <u>GAS</u> Fuel _____	
3	Fireplace insert	
4	Heating Stove: Type <u>ELECTRIC</u> Fuel _____	
5	When was fireplace/wood stove, chimney/flue last cleaned: Date <u>N/A</u> <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		

Buyer initials _____

Seller initials EW

G.	WATER If you know of any problems NOW EXISTING with the following check the "Yes" column:	Yes	Comments
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			

G-1.	WATER - Other Information Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Water heater: Number of <u>1</u> Fuel type <u>GAS</u> Capacity _____			
2	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
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				

Buyer initials _____

Seller initials EW

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		NEW LIGHT FIXTURES BATH + HALLS, 2019 LIVING ROOM + DINING ROOM
2	Stains on carpet		NEW CARPET
3	Floors and sub-floors		NEW LAMINATE UPSTAIRS + DOWNSTAIRS 2019
4	Found a couple of scrapes in 1 or 2 boards that the tenant had covered over with wood marker/crayon. Probably from moving couch or table. Not initially noticeable. It is covered by the rug & couch.		
5			

DS
1/15/21
DS
6/24/21

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 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			
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M.	ACCESS & PARKING If you know of any of the following EVER EXISTING check the "Yes" column:	Yes	Comments
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		
8			
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Buyer initials _____

Seller initials _____

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		
2	Underground storage tanks		
3	Aboveground storage tanks		
4	Underground transmission lines		
5	Animals kept in the residence		
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		
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		
16	Other environmental problems		
17			
18			

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	X	
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		
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P.	OTHER DISCLOSURES - GENERAL If you know of any of the following NOW EXISTING 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.**


17 June 2024
 Seller Lisa M. S. Willingham Date


6/17/2024
 Seller Kenneth C. Willingham 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:

- 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 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.

Buyer initials _____

Seller initials  _____

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 inspect the Property when this Disclosure 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 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 _____

Handwritten initials in blue ink on a yellow background, appearing to be 'E' and 'KW'.