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SPD19 Seller's Property Disclosure (Residential)

Adoption Date: August 5, 2025

Mandatory Use Date: January 1, 2026

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 the date signed by Seller. If the Contract to Buy and Sell (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 Seller's Property Disclosure Deadline in the Contract. **Any changes to the disclosures herein must be disclosed by Seller to Buyer promptly after discovery. In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose in writing any such new adverse material fact to Buyer. Seller's failure to disclose a known adverse material fact affecting the Property or occupant 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 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 P.

Broker is authorized to deliver a copy of this SPD to prospective buyers.

Seller and Buyer understand that this SPD is not a warranty or guarantee of any kind by the Seller or by any Broker or Agent representing the Seller. Property inspection services may be purchased and are advisable. This SPD is **not** intended as a substitute for an inspection of the Property. **Buyers are encouraged to obtain their own professional inspection(s).**

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.

Date SPD completed by Seller: **02/20/2026**

Property:

4068 Hinstead Way, Evergreen, CO 80439

Seller: **Jason A Ferguson**

Year Built: **1977**

Year Seller Acquired Property: **2013**

Seller ☒ is ☐ is not currently occupying the Property.

If Seller is not currently occupying the property, date Seller last occupied the Property:

During any period when Seller has not occupied the Property, the Property was ☐ vacant ☐ occupied by someone other than Seller.

I. IMPROVEMENTS

NOTE: The Contract, 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.

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 problems with improvements		
2	Structural supports or reinforcements added		
3	Moisture and/or water, including but not limited to, leakage/seepage in the basement/crawlspace	☒	Water ingress into the garage ONLY during the Evergreen flood of 2013
4	Damage due to termites, other insects, birds, animals, or rodents		

5	Damage due to hail, wind, fire, flood, or other casualty	☒	Hail damage to the roof and window sills during the 2023 hail storm. Window sills repaired and roof/gutters completely replaced in 2023.
6	Any settling, movement, cracking, heaving or breakage of the following:		
	a. Foundations		
	b. Floors		
	c. Interior Walls		
	d. Exterior Walls		
	e. Driveways		
	f. Sidewalks		
	g. Patios		
	h. Retaining Walls		
	i. Other:		
7	Window leaks		
8	Exterior Artificial Stucco (EIFS)		
9	Subfloors		
10			

B. ROOF – General Information Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes	Comments
1	Indicate age of roof in Comments	☒	3 years
2	Indicate roof material in Comments		Decra stone-coated metal shingles with batton system installation.
3	Roof is under warranty	☒	Decra transferable limited lifetime warranty and J&K Roofing 10 year labor warranty.
	a. Date of warranty expiration		
	b. Warranty is transferable	☒ Yes ☐ No ☐ Unknown	
4	Roof work done while under current roof warranty		
	a. Date work completed	☒	2023/24
5			
ROOF – If you know of any of the following problems EVER EXISTING, check the "Yes" column:		Yes	Comments
6	Roof leak		
7	Damage to roof	☒	see above
8	Damage to skylight		
9	Damage to gutter or downspout	☒	see above
10	Other roof problems, issues or concerns		
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			
2	Clothes dryer			☐ Gas ☐ Electric
3	Clothes washer			

Initials _____

4	Dishwasher			
5	Disposal			
6	Freezer			
7	Gas grill			
8	Range ventilation system			
9	Microwave oven			☐ Free standing ☐ Built in
10	Oven			Gas Electric Single Double
11	Range/Stove			Gas Electric Free Standing Drop-In
12	Refrigerator			
13	T.V. antenna:			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
14	Satellite system or DSS dish:			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
15	Trash compactor			
16				

D. ELECTRICAL & TELECOMMUNICATIONS – General Information			Age, if known	
Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes		Comments
1	220 Volt service			
2	Electrical Service: Amps			
3	Landscape lighting			
4	Electric provider – provide name in Comments	☒		Excel
5	Cable/TV provider – provide name in Comments	☒		Comcast
6	Internet provider – provide name in Comments			Comcast
7	Solar panels			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
	a. Output			
8	Wind generators			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
9	Security system			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
10	Doorbell	☒		☒ Wired ☐ Wireless ☐ Smart
11	Smoke/fire detector(s)	☒		☒ Battery ☐ Hardwire
12	Carbon monoxide alarm(s)	☒		☒ Battery ☐ Hardwire
13	Internet wiring	☒		☒ Cable ☐ DSL ☐ Satellite ☐ Fiber ☐ Other:
14	Built in sound system	☒		☒ Speakers - Built In ☒ Wiring - Built In ☐ Speakers - Wireless
15				
ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column:		Yes	Age, if known	Comments
16	Security system			

Initials _____

17	Smoke/fire detector(s)			
18	Carbon monoxide alarm			
19	Light fixtures			
20	Switches & outlets			
21	Internet wiring			
22	Inside telephone wiring & blocks/jacks			
23	Cable TV wiring & jacks			
24	Ceiling fans			
25	Bathroom vent fan(s)			
26	Garage door opener & remote control # of remote/openers:			
27	Garage door keyless entry			
28	Built in intercom system			
29	Doorbell			
30	Built in sound system			
31				
	ELECTRICAL & TELECOMMUNICATIONS If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
32	Electrical Service			
33	Aluminum wiring at the outlets (110)			
34	Solar panels			
35	Wind generators			
36	Electric wiring or panel			
37				

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	Sump pump(s): # of			
5	Recycle pump			
6				

F.	VENTILATION, AIR & HEAT – General Information Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Age, if known	Comments
1	Furnace	☒		New Burnham boiler in 2020
	a. Furnace Type	☒		☐ Forced Air Gas ☐ Forced Air Electric ☐ Forced Air Propane ☒ Radiant ☐ Gravity Flow ☐ Other (specify):

Initials _____

	b. Number of Units	☒	1	
	c. Zoned	☒		Location of zone 1: <u>upstairs main</u> Location of zone 2: <u>upstairs master bedroom</u> Location of zone 3: <u>downstairs</u>
2	Heating system (other than furnace)			
	a. Type/Fuel			
3	Fireplace	☒	9	
	a. Type			☐ Masonry ☒ Insert ☐ Wood Burning ☐ Direct Vent ☐ Other (specify): <u>Regency gas fireplace x2, one upstairs and one downstairs</u>
	b. Fireplace starter			☐ Switch ☒ Remote
4	Free Standing Heating Stove			
	a. Fuel Source			☐ Wood ☐ Pellet ☐ Corn ☒ Gas ☐ Other (specify):
5	Date fireplace/wood stove, chimney/flue last cleaned:			Do not know
6	Fuel tanks If leased, provide the name and contact information of entity leased from in Comments			☐ Owned ☐ Leased
7	Radiant heating system:			☐ Interior ☐ Exterior
	a. Interior Type	☒		<u>Burnham boiler with baseboard heating</u>
	b. Exterior Type			
8	Air Conditioning			
	a. Type			☐ Electric ☐ Central Air ☐ Other (specify):
	b. Number of Units			
	c. Zoned			Location of zone 1: Location of zone 2: Location of zone 3:
	VENTILATION, AIR & HEAT If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
9	Furnace			
10	Heating System (other than Furnace)			
11	Heat Pump			
12	Evaporative cooler			
13	Window air conditioning units			
14	Central air conditioning			
15	Attic ventilation system (attic only)			
16	Whole house fan			
17	Vent fans			
18	Humidifier			
19	Air purifier			
20	Fireplace			
21	Fireplace insert			
22	Fireplace starter			
23	Heating Stove			

Initials _____

24	Fuel tanks			
25				

G. WATER – General Information: Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes	Age, if known	Comments
1	Water heater	☒		
	a. Number of Water Heaters	☒		One water heater in garage utility closet
	b. Fuel Type	☒		Natural gas
	c. Capacity			
2	Water filter system			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
3	Water softener			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
4	Indicate location of master water shutoff in Comments	☒		garage
5	Type of well:			
	a. Exempt well (outside designated groundwater basin)			Household use only inside a single-family dwelling (typically less than 35 acres; no outdoor uses) Permit no: Domestic use (typically 35+ acres; indoor household use in up to 3 dwellings on the parcel, outdoor watering of personal livestock, irrigation of up to 1 acre) Permit no: Livestock (on farm/range/pasture) Permit no: Other (please explain): Permit #:
	b. Small capacity well (inside designated groundwater basin)			Domestic use (indoor household use in up to 3 dwellings on the parcel; watering of personal livestock, limited irrigation area, no more than 1 acre-foot per year) Permit no: Other (please explain): Permit #:
6	Well metered			
7	Well Pump			
	a. Brand name pump number			
	b. Date installed			
	c. Date of last inspection			
	d. Date of last service			
	e. Depth			
	f. GPM and date last measured			
8	Galvanized pipe			
9	Polybutylene pipe			
10	Cistern water storage			
	a. Number of gallons			
11	Supplemental water purchased in past 2 years			
	a. Name and contact information of entity from which supplemental water was purchased			
12				

Initials _____

	WATER If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
13	Water heater(s)			
14	Water filter system			
15	Water softener			
16	Water system pump			
17	Sauna			
18	Hot tub or spa			
19	Steam room/shower			
20	Underground sprinkler system			
21	Fire sprinkler system			
22	Backflow prevention device			
23	Irrigation pump			
24				
	WATER If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
25	Leaks, backups, or similar problems with any portion of the water or plumbing systems (including lines and water pressure) or damage therefrom			
26	Well			
27	Pool			
28	Irrigation system			
29	Water has been tested for potability			
	a. Indicate result of test in comments and provide the most recent records and reports pertaining to such testing			
30				

H.	SOURCE OF WATER & WATER SUPPLY Provide the following information regarding 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 provided. Well Permit #: _____ Drilling Records ☐ Are ☐ Are Not provided. Shared Well Agreement ☐ Yes ☐ No. The Water Provider for the Property can be contacted at: Name: Evergreen Metro District Address: 30920 Stagecoach Blvd, Evergreen, CO Web Site: https://evergreenmetro.colorado.gov Phone No.: (303) 674-4112 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/SEPTIC – General Information: Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Comments
1	Public sanitary sewer service	☒	
	a. Name and contact information of public sanitary sewer service provider	☒	Evergreen Metro District, (303) 674-4112
	b. Date the sewer line was last scoped	☒	2024

Initials _____

2	Community sanitary sewer service		
	a. Name and contact information of community sanitary sewer service provider:		
	b. Date the sewer line was last scoped		
3	Septic System		
	a. Type		Tank Leach Lagoon
	b. Date of issuance of latest Individual Use Permit		
	c. Date of latest inspection		
	d. Date of latest pumping		
	e. System is under a maintenance agreement (pumped/inspected on a regular basis)		Maintenance agreement is mandated. Name and contact information of entity that mandates the maintenance agreement: Maintenance agreement is not mandated
4	Other sanitary sewer service		Type:
5	Gray water storage/use		
6			
	SEWER/SEPTIC If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Comments
7	Leaks, backups, or similar problems with any portion of the sewage systems or damage therefrom		
8	Lift station (sewage ejector pump)		
9			

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	☒	See above. Water ingress into the garage ONLY during very heavy rain in 2013
2	Drainage		
3	Grading		
4	Water intrusion in the basement, crawl space, or other parts of Property		
5	Repairs made to control water intrusion in the basement, crawl space, or other parts of the Property		
6			
	DRAINAGE AND RETENTION PONDS – Other Information Do you know of the following on the Property:	Yes	Comments
7	Drainage or retention ponds, dams, storm water detention basins, or other similar facilities		
8			

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		
2	Stains on carpet		
3	Floors		
4			

Initials _____

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 before this Date without approval by the owner's association or its designated approving body		
8	Any additions or alterations made with a Building Permit	☒	New deck by Rolling Ridge in 2021, Fiberon decking material, permit obtained from Jeffco
9	Any additions or non-aesthetic alterations made without a Building Permit		
10	Other legal action		
11	Any part of the Property leased to others (written or oral)		
12	Used for short-term rentals in the past year		
13	Grandfathered conditions or uses		
14			

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		
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, including but not limited to walls, fences and driveways	☒	dominant estate driveway easement
7	Requirements for curb, gravel/paving, or landscaping		
8	Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year		
9			

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		

Initials _____

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 soils on the Property		
8	Mine shafts, tunnels, or abandoned wells on the Property		
9	Within a governmentally designated geological hazard or sensitive area		
10	Within a governmentally designated floodplain or wetland area		
11	Dead, diseased, or infested trees or shrubs	☒	Small dead pine tree near road
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	☒	Small pet dog
16	Other environmental problems, issues or concerns		
17	Odors		
18			

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. Provide copies of the most recent records and reports pertaining to radon concentrations within the Property.	☒	Radon test conducted in 2013, only very small/negligible amount recorded
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			

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	☒	\$15 a year HOA dues
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:	Yes	Comments
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			
	COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY – Other Information: Name of the Owner's Association(s) governing the Property:		Contact Information
6	Owners' Association #1		
7	Owners' Association #2		
8	Owners' Association #3		
9	Owners' Association #4		

Initials _____

Q. METROPOLITAN DISTRICT If you know of any of the following NOW EXISTING , check the "Yes" column:	Yes	Comments
1 Property is located within the boundaries of a Metropolitan District that was organized on or after January 1, 2000		
METROPOLITAN DISTRICT – Information:		Comments
2 Name of Metropolitan District #1		
3 Official website of the Metropolitan District #1		
4 Name of Metropolitan District #2		
5 Official website of Metropolitan District #2		

R. 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, sewer, mold, or engineering investigations or studies of the Property. Provide copies of all such reports in possession of Seller.		
2 Any property insurance claim submitted (whether paid or not)	☒	Insurance claim submitted for hail damage in 2023 resulting in a new roof (see above). Claim in approx 2015 resulting in new master decking/spa.
3 Structural, architectural, and engineering plans and/or specifications for any existing improvements. Provide copies of all such reports in possession of Seller.		
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 Any litigation alleging negligent construction or defective building products		
7 Any award or payment of money in lieu of repairs for defective building products or poor construction		
8 Any release signed regarding defective products or poor construction that would limit a future owner from making a claim		
9 Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
10 Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions		
11 Property is located in a historic district		
12		
GENERAL – Other Information:	Yes	Comments
13 U.S. Postal Service delivery available	☒	Property Post Office Cluster Mailbox - Location and No.:
	☒	Other (specify):
14		

OTHER KNOWN ADVERSE MATERIAL FACTS: For purposes of this section, adverse material facts would include any non-observable or observable physical conditions existing on the Property. Describe any other known adverse material facts in or on the Property (attach additional pages as necessary):

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

Jason A Ferguson

Date Completed: 2/20/2026

Seller: Jason A Ferguson

Initials _____

Seller: _____ Date Completed: _____

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:

- 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, 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. 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.

BUYER(S) ACKNOWLEDGE RECEIPT OF THIS SPD. BUYER(S) SIGNATURE DOES NOT CONSTITUTE APPROVAL OF ANY DISCLOSED CONDITION AS REPRESENTED HEREIN BY SELLER.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

SPD19 SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

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Initials _____

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SPDS19 Seller's Property Disclosure Supplement

Adoption Date: August 5, 2025

Mandatory Use Date: January 1, 2026

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

**SELLER'S PROPERTY DISCLOSURE SUPPLEMENT
(ADDITIONAL STRUCTURE)**

This Seller's Property Disclosure Supplement ("SPD Supplement") supplements the following Seller's Property Disclosure form to be provided by the Seller:

- ☒ **Seller's Property Disclosure (Residential)**
☐ **Seller's Property Disclosure (Land)**
☐ **Seller's Property Disclosure (Commercial)**

THIS SELLER'S PROPERTY DISCLOSURE SUPPLEMENT SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this SPD Supplement regarding the Additional Structure is correct to **Seller's CURRENT ACTUAL KNOWLEDGE** as of the date signed by Seller. If the Contract to Buy and Sell (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 Seller's Property Disclosure Deadline in the Contract. **Any changes to the disclosures herein must be disclosed by Seller to Buyer promptly after discovery. In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose in writing any such new adverse material fact to Buyer. Seller's failure to disclose a known adverse material fact affecting the Property or occupant 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 the SPD, this SPD Supplement or not.

Broker is authorized to deliver a copy of this SPD Supplement to prospective buyers.

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SELLER: Your answers are NOT limited to only the space provided in this SPD Supplement. Attach additional pages, reports, receipts, or any other documents you believe necessary for the information you provide to be complete. Seller should complete additional SPD Supplement forms for each additional structure on the Property.

Note: Buyer and Seller should review the Advisory at the end of the SPD that this SPD Supplement appends.

Date SPD Supplement completed by Seller: **2/18/2026**

Property:

4068 Hinstead Way, Evergreen, CO 80439

Seller(s): **Jason A Ferguson**

Additional Structure Type: ☐ Residential Dwelling ☐ Barn ☐ Detached Garage ☒ Other: **Shed**

Additional Structure Description/Name:

Year Built:

If the Additional Structure is a residential dwelling, answer the following:

Seller ☐ is ☐ is not currently occupying the Additional Structure.

If Seller is not currently occupying the Additional Structure, date Seller last occupied the Additional Structure:

During any period when Seller has not occupied the Additional Structure, the Additional Structure was ☒ vacant ☐ occupied by someone other than Seller.

I. IMPROVEMENTS

NOTE: The Contract determines whether an item is included or excluded in the sale. If there is an inconsistency between the SPD Supplement and the Contract, the Contract controls.

A. BUILDING CONDITIONS (all aspects of the Additional Structure to include decks and patios) If you know of any of the following problems EVER EXISTING , check the "Yes" column:		Yes	Comments
1	Structural problems with improvements		
2	Structural supports or reinforcements added		
3	Moisture and/or water, including but not limited to, leakage/seepage in the basement/crawlspace		
4	Damage due to termites, other insects, birds, animals, or rodents		
5	Damage due to hail, wind, fire, flood, or other casualty		
6	Any settling, movement, cracking, heaving or breakage of the following:		
	a. Foundations		
	b. Floors		
	c. Interior walls		
	d. Exterior walls		
	e. Driveways		
	f. Sidewalks		
	g. Patios		
	h. Retaining walls		
	i. Other:		
7	Window leaks		
8	Exterior Artificial Stucco (EIFS)		
9	Subfloors		
10			

B. ROOF – General Information Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes	Comments
1	Indicate age of roof in Comments	☒	20 years
2	Indicate roof material in Comments	☒	Stone-coated metal shingle
3	Roof is under warranty		
	a. Date of warranty expiration		
	b. Warranty is transferable	☐ Yes ☐ No ☐ Unknown	
4	Roof work done while under current roof warranty		
	a. Date work completed		
ROOF If you know of any of the following problems EVER EXISTING , check the "Yes" column:		Yes	Comments
5	Roof leak		
6	Damage to roof		

Initials _____

7	Damage to skylight		
8	Damage to gutter or downspout		
9	Other roof problems, issues or concerns		
10			

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			☐ Gas ☐ Electric
3	Clothes washer			
4	Dishwasher			
5	Disposal			
6	Freezer			
7	Gas grill			
8	Range ventilation system			
9	Microwave oven			☐ Free standing ☐ Built in
10	Oven			Gas Electric Single Double
11	Range/Stove			Gas Electric Free Standing Drop-In
12	Refrigerator			
13	T.V. antenna:			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
14	Satellite system or DSS dish:			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
15	Trash compactor			
16				

D. ELECTRICAL & TELECOMMUNICATIONS - General Information Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes	Age, if known	Comments
1	220 Volt service			
2	Electrical Service: Amps			
3	Landscape lighting			
4	Electric provider – provide name in Comments			
5	Cable/TV provider – provide name in Comments			
6	Internet provider – provide name in Comments			
7	Solar panels			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from: Output:
8	Wind generators			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:

Initials _____

9	Security system			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
10	Doorbell			Wired Wireless Smart
11	Smoke/fire detector(s)			Battery Hardwire
12	Carbon monoxide alarm(s)			Battery Hardwire
13	Internet wiring			Cable DSL Satellite Fiber Other:
14	Built in sound system			Speakers- Built In Wiring- Built In Speakers- Wireless
15				
ELECTRICAL & TELECOMMUNICATIONS If you know of any problems NOW EXISTING with the following, check the "Yes" column:		Yes	Age, if known	Comments
16	Security system			
17	Smoke/fire detectors			
18	Carbon monoxide alarm			
19	Light fixtures			
20	Switches & outlets			
21	Cable TV wiring and jacks			
22	Internet wiring			
23	Inside telephone wiring & blocks/jacks			
24	Ceiling fans			
25	Bathroom vent fan(s)			
26	Garage door opener and remote control			# of remote/openers:
27	Garage door keyless entry			
28	Built in intercom system			
29	Doorbell			
30	Built in sound system			
31				
ELECTRICAL & TELECOMMUNICATIONS If you know of any problems EVER EXISTING with the following, check the "Yes" column:		Yes	Age, if known	Comments
32	Electrical Service			
33	Aluminum wiring at the outlets (110)			
34	Solar panels			
35	Wind generators			
36	Electric wiring or panel			
37				

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		

Initials _____

4	Sump pump(s): # of			
5	Recycle pump			
6	Lifts or Hoists			
7				

F. VENTILATION, AIR & HEAT – General Information Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes	Age, if known	Comments
1	Furnace			
	a. Furnace Type			Forced Air Gas Forced Air Electric Forced Air Propane Radiant Gravity Flow Other (specify):
	b. Number of Units			
	c. Zoned			Location of zone 1: Location of zone 2: Location of zone 3:
2	Heating system (other than furnace)			
	a. Type/Fuel			
	b. Type/Fuel			
3	Fireplace			
	a. Type			Masonry Insert Wood Burning Direct Vent Other (specify):
	b. Fireplace starter			Switch Remote
4	Free Standing Heating Stove			
	a. Fuel Source			Wood Pellet Corn Gas Other (specify):
5	Date fireplace/wood stove, chimney/flue last cleaned			Do not know
6	Fuel tanks			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
7	Radiant heating system			☐ Interior ☐ Exterior
	a. Interior Type			
	b. Exterior Type			
8	Air Conditioning			
	a. Type			Central Air: Age No of Units: Zoned Electric Other (specify):
	b. Number of Units			
	c. Zoned			
9				
	VENTILATION, AIR & HEAT If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
10	Furnace			
11	Heating System (other than Furnace)			
12	Heat Pump			
13	Evaporative cooler			
14	Window air conditioning units			
15	Central air conditioning			
16	Attic ventilation system (attic only)			
17	Whole house fan			
18	Vent fans			
19	Humidifier			

Initials _____

20	Air purifier			
21	Fireplace			
22	Fireplace insert			
23	Fireplace starter			
24	Heating Stove			
25	Fuel tanks			
26				

G. WATER – General Information: Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes	Age, if known	Comments
1	Water heater			
	a. Number of Water Heaters			
	b. Fuel Type			
	c. Capacity			
2	Water filter system			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
3	Water softener			☐ Owned ☐ Leased. If leased, provide the name and contact information of entity leased from:
4	Indicate location of master water shutoff in Comments			
5	Type of well			
	a. Exempt well (outside designated groundwater basin)			Household use only inside a single-family dwelling (typically less than 35 acres; no outdoor uses) Permit no: Domestic use (typically 35+ acres; indoor household use in up to 3 dwellings on the parcel, outdoor watering of personal livestock, irrigation of up to 1 acre) Permit no: Livestock (on farm/range/pasture) Permit no: Other (please explain): Permit no:
	b. Small capacity well (inside designated groundwater basin)			Domestic use (indoor household use in up to 3 dwellings on the parcel; watering of personal livestock, limited irrigation area, no more than 1 acre-foot per year) Permit no: Other (please explain): Permit no:
	c. Non-exempt well (outside designated groundwater basin) (irrigation or other uses)			Augmented well (irrigation/livestock/other) Well use: Permit no: Name of augmentation plan: Non-augmented well (irrigation/livestock) Well use: Permit no:
	d. Non-exempt well (inside designated groundwater basin)			Non-tributary/not subject to replacement plan Well use: Permit no: Determination case no: Not-non-tributary/subject to existing replacement plan Well use: Permit no: Determination case no: Not-non-tributary/requires replacement plan (with no existing replacement plan) Well use: Permit no: Determination case no: Large capacity Well use: Permit no: Determination case no: Replacement plan required: ☐ yes ☐ no If yes, is a replacement plan in place? ☐ Yes ☐ No

Initials _____

6	Well metered			
7	Well Pump			
	a. Brand name and pump number			
	b. Date installed			
	c. Date of last inspection			
	d. Date of last service			
	e. Depth			
	f. GPM and date last measured			
8	Galvanized pipe			
9	Polybutylene pipe			
10	Cistern water storage			
	a. Number of gallons			
11	Supplemental water purchased in past 2 years? If yes, identify where supplemental water was purchased from in Comments			
	a. Name and contact information of entity from which supplemental water was purchased			
12				
	WATER If you know of any problems NOW EXISTING with the following, check the "Yes" column:	Yes	Age, if Known	Comments
13	Water heater(s)			
14	Water filter system			
15	Water softener			
16	Water system pump			
17	Sauna			
18	Hot tub or spa			
19	Steam room/shower			
20	Underground sprinkler system			
21	Fire sprinkler system			
22	Backflow prevention device			
23	Irrigation pump			
24				
	WATER If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Age, if known	Comments
25	Leaks, backups, or similar problems with any portion of the water or plumbing systems (including lines and water pressure) or damage therefrom			
26	Well			
27	Pool			
28	Irrigation system			
29	Water has been tested for potability			☐ Yes ☐ No
	a. Indicate result of test and provide the most recent records and reports pertaining to such testing			
30				

Initials _____

H.	SOURCE OF WATER & WATER SUPPLY - Other Information: Provide the following information regarding the Additional Structure:	Yes	Comments
1	Source of Water the same as specified in SPD: NOTE: If the Source of Water is different, Seller should supply a completed Source of Water Addendum for this Additional Structure.		
2			

I.	SEWER/SEPTIC – General Information: Do you know of the following on the Property: If yes, provide the requested information in Comments	Yes	Comments
1	Public sanitary sewer service		
	a. Name and contact information of public sewer service provider		
	b. Date the sewer line was last scoped		
2	Community sanitary sewer service		
	a. Name and contact information of community sewer service provider		
	b. Date the sewer line was last scoped		
3	Septic System		If the Additional Structure is served by an on-site septic system, provide buyer with a copy of the permit
	a. Type		Tank Leach Lagoon
	b. Date of issuance of the latest Individual Use Permit		
	c. Date of the latest inspection		
	d. Date of the latest pumping		
	e. System is under a maintenance agreement (pumped/inspected on a regular basis).		Maintenance agreement is mandated. Name and contact information of entity that mandates the maintenance agreement: Maintenance agreement is not Mandated
4	Other sanitary sewer service		
5	Gray water storage/use		
6			
	SEWER/SEPTIC If you know of any problems EVER EXISTING with the following, check the "Yes" column:	Yes	Comments
7	Leaks, backups, or other similar problems with any portion of the sewage systems (including sewer lines) or damage therefrom		
8	Lift station (sewage ejector pump)		
9			

J.	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		
2	Stains on carpet		
3	Floors		
4			

II. GENERAL

K.	USE, ZONING & LEGAL ISSUES If you know of any of the following EVER EXISTING , check the "Yes" column:	Yes	Comments
1	Building code, city, or county violations		

Initials _____

2	Any building or improvements constructed within the past one year before this Date without approval by the owners' association or its designated approving body		
3	Any additions or alterations made with a Building Permit		
4	Any additions or non-aesthetic alterations made without a Building Permit		
5	Notice of ADA complaint or report		
6			

L. 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. Provide copies of 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			

M. 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, sewer, mold, or engineering investigations or studies of the Property. Provide copies of all such reports in possession of Seller		
2	Structural, architectural, and engineering plans and/or specifications for any existing improvements. Provide copies of all such reports in possession of Seller.		
3	Property was previously used as a methamphetamine laboratory and not remediated to state standards		
4	Odor		
5	Smoking inside improvements (including garages, unfinished space, or detached buildings) on Property		
6	Any litigation alleging negligent construction or defective building products		
7	Any award or payment of money in lieu of repairs for defective building products or poor construction		
8	Any release signed regarding defective products or poor construction that would limit a future owner from making a claim		
9			

OTHER KNOWN ADVERSE MATERIAL FACTS: For purposes of this section, adverse material facts would include any non-observable or observable physical conditions of the Additional Structure. Describe any other known adverse material facts in or on the Additional Structure (attach additional pages as necessary):

This SPD Supplement appends the Seller's SPD and both the Advisory to Seller and Advisory to Buyer contained in the Seller's SPD further applies to this SPD Supplement.

The information contained in this SPD Supplement has been furnished by Seller(s), who certify it was answered truthfully, based on **Seller's CURRENT ACTUAL KNOWLEDGE**.

Jason A Ferguson

Date: 2/20/2026

Initials _____

Seller: **Jason A Ferguson**

Seller: _____ Date: _____

Buyer(s) acknowledge receipt of this SPD Supplement. Buyer(s) signature does not constitute approval of any disclosed condition as represented herein by seller.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

SPD19S SELLER'S PROPERTY DISCLOSURE SUPPLEMENT

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF94-5-18) (Mandatory 1-19)

SQUARE FOOTAGE DISCLOSURE
(Residential)

This disclosure is made to Buyer and Seller pursuant to the requirements of the Colorado Real Estate Commission and applies to improved residential real estate. Check applicable boxes below.

Property Address: **4068 Histed Way, Evergreen, CO 80439**

1. Licensee Measurement

Listing Licensee ☐ **Has** ☐ **Has Not** measured the square footage of the residence according to the following standard, methodology or manner:

Standard/Methodology/Manner	Date Measured	Square Footage
☐ Exterior measurement		
☐ FHA		
☐ ANSI		
☐ Local standard		
☐ Other		

2. Other Source of Measurement :

Listing Licensee ☐ **Is** ☐ **Is Not** providing information on square footage of the residence from another source(s) as indicated below:

Source of Square Footage Information	Date	Square Footage
☐ Prior appraisal (Date of document)		
☐ Building plans (Date of document)		
☐ Assessor's office (Date obtained)		
☐ Other		

Measurement may not be exact and is for the purpose of marketing ONLY. Measurement is not for loan, valuation or other purposes. **If exact square footage is a concern, the property should be independently measured.**

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed by Buyer on or before any applicable deadline in the contract.

Broker:  Date: **2/18/2026**
Peg Schroeder

The undersigned acknowledge receipt of this disclosure.

 Date: **2/20/2026**
Seller: **Jason A Ferguson**

Buyer: _____ Date: _____

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SWA35-8-10) (Mandatory 1-11)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

**SOURCE OF WATER ADDENDUM
TO CONTRACT TO BUY AND SELL REAL ESTATE**

Date: 2/18/2026

1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. This Source of Water Addendum (Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller and Buyer dated _____ (Contract), for the purchase and sale of the Property known as No. 4068 Histed Way, Evergreen, CO 80439

2. SOURCE OF POTABLE WATER. Seller discloses the following information for the source of potable water for the Property:

[Select and complete 1, 2 or 3 as applicable.]

☐ **2.1** The Property's source of water is a Well. Well Permit #:
If a well is the source of water for the Property, a copy of the current Well Permit ☐ Is ☐ Is Not attached.

☒ **2.2** The Water Provider for the Property can be contacted at:
Name: Evergreen Metropolitan District
Address: 30920 Stagecoach Blvd. Evergreen, CO 80439
Web Site: www.evergreenmetrodistrict.com
Phone No.: 303-674-4112

☐ **2.3** There is neither a Well nor a Water Provider for the Property. The source of water for the Property is [describe source]:

NOTE TO BUYER: 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.

Jason A Ferguson

Seller: Jason A Ferguson

Date: 2/20/2026

Seller: _____ Date: _____

Buyer: _____ Date: _____

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46 Buyer: _____ Date: _____

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SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. CTM eContracts - ©2026 MRI Software LLC - All Rights Reserved

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THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

LEAD-BASED PAINT DISCLOSURE (Sales)

Attachment to Contract to Buy and Sell Real Estate for the Property known as:

4068 Histead Way, Evergreen, CO 80439

WARNING! LEAD FROM PAINT, DUST, AND SOIL CAN BE DANGEROUS IF NOT MANAGED PROPERLY. Penalties for failure to comply with Federal Lead-Based Paint Disclosure Laws include treble (3 times) damages, attorney fees, costs, and a base penalty adjusted for inflation for each violation.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure to Buyer and Real Estate Licensee(s) and Acknowledgment

1. Seller acknowledges that Seller has been informed of Seller's obligations. Seller is aware that Seller must retain a copy of this disclosure for not less than three years from the completion date of the sale.
2. Presence of lead-based paint and/or lead-based paint hazards (check one box below):
 - ☒ Seller has no knowledge of any lead-based paint and/or lead-based paint hazards present in the housing.
 - ☐ Seller has knowledge of lead-based paint and/or lead-based paint hazards present in the housing (explain):

Jason Ferguson

3. Records and reports available to Seller (check one box below):
 - ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
 - ☐ Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Jason Ferguson

Buyer's Acknowledgment

4. Buyer has read the Lead Warning Statement above and understands its contents.
5. Buyer has received copies of all information, including any records and reports listed by Seller above.

6. Buyer has received the pamphlet "Protect Your Family From Lead in Your Home".
7. Buyer acknowledges federal law requires that before a buyer is obligated under any contract to buy and sell real estate, Seller shall permit Buyer a 10-day period (unless the parties mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
8. Buyer, after having reviewed the contents of this form, and any records and reports listed by Seller, has elected to (check one box below):
- ☐ Obtain a risk assessment or an inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards, within the time limit and under the terms of § 10 of the Contract to Buy and Sell Real Estate; or
 - ☐ Waive the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Real Estate Licensee's Acknowledgment

Each real estate licensee signing below acknowledges receipt of the above Seller's Disclosure, has informed Seller of Seller's obligations and is aware of licensee's responsibility to ensure compliance.

Certification of Accuracy

I certify that the statements I have made are accurate to the best of my knowledge.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Jason A Ferguson

Date: 2/20/2026

Seller: Jason A Ferguson

Seller: _____ Date: _____

Listing Brokerage Firm's Name: Madison & Company Properties
Tuppers Team

Real Estate Licensee (Listing)

Peg Schroeder

Broker: _____ Date: 2/18/2026

Listing Broker: Peg Schroeder

Real Estate Licensee (Selling):

_____ Date: _____
Selling Broker: _____

(LP45-6-21) (Mandatory 1-22) LEAD-BASED PAINT DISCLOSURE (SALES)

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