



# Expert Diligence Review

Park: **Prairie Ridge Estates (Mock)**, Pueblo, CO

Order #45 — Reviewer: Mock Reviewer

Review date: 2026-05-19

## Reviewer's Summary

Mock review: the six months of records are well-organized and present a positive diligence packet for discussion, with sampling, notice, operator, photo, and complaint-response evidence tied to completed tasks. This is an organizational review, not a legal or regulatory compliance conclusion.

## Top Concerns

1. Confirm the current PWS ID and recent regulator history directly with the state record.
2. Verify operator certification, lab accreditation, and any required notices before closing.
3. Review whether the sample schedule shown here matches the park's actual regulatory obligations.

## Recommended Seller Questions

1. Ask seller to confirm there are no unproduced regulator letters or enforcement records outside this binder.
2. Confirm whether any resident notices, advisories, or sampling follow-ups remain open.
3. Request final copies of the current operator contract, lab certifications, and state correspondence.

## Evidence Gaps

No material evidence gaps noted in this mock six-month binder; verify against source records before relying on it.

## Supporting Records (Appendix)

The sections below mirror the buyer's compliance binder and are included for reference. ParkWaterBinder is not legal, engineering, or regulatory advice.

# Prairie Ridge Estates (Mock) Compliance Binder

Pueblo, CO | Pueblo County

ParkWaterBinder is not legal, engineering, or regulatory advice. This packet organizes records, risk flags, and missing evidence for review by qualified professionals and regulators.

## System Profile

<b>ORGANIZATION</b>	Mock Prairie Portfolio 20260520014353
<b>ADDRESS</b>	1200 County Road 8 Pueblo, CO 81003 Pueblo County
<b>LOTS</b>	96
<b>RESIDENTS</b>	212
<b>ACQUISITION STATUS</b>	In diligence
<b>WATER SOURCE</b>	Well
<b>SOURCE WATER</b>	Groundwater
<b>PWS ID</b>	CO-MOCK-01234
<b>INFRASTRUCTURE</b>	Well Treatment Distribution
<b>CERTIFIED OPERATOR ON FILE</b>	Yes
<b>OPERATOR</b>	Reliable Small Systems LLC
<b>LAB</b>	Front Range Analytical Lab — Dana Analyst
<b>LAST KNOWN VIOLATION</b>	Not recorded
<b>RISK NOTES</b>	Mock six-month diligence set with organized sampling, notice, operator, photo, and complaint-response evidence. Verify regulator records before relying on this packet.

## Vendor Contacts

TYPE	NAME	ORGANIZATION	CONTACT	NOTES
Lab	Dana Analyst	Front Range Analytical Lab	lab@example.invalid 555-0102	Primary lab contact for sampling reports.
Operator	Jordan Lee	Reliable Small Systems LLC	operator@example.invalid 555-0101	Certified operator of record for the mock park.
Regulator	Case Reviewer	Colorado Drinking Water Program	regulator@example.invalid 555-0103	Mock state contact for sanitary-survey follow-up.

## Missing Evidence

TASK	DUE	STATUS	EVIDENCE NEEDED
No missing evidence tasks recorded.			

## Tasks (all)

TASK	DUE	STATUS	OWNER	EVIDENCE
<b>Confirm water-system profile and contacts</b> Confirm PWS ID, owned assets, operator of record, lab contact, and escalation contacts before the review period.	2025-12-20	Completed	Asset manager	December water-system profile confirmation
			Completed 2025-12-20	December operator agreement and contact roster

TASK	DUE	STATUS	OWNER	EVIDENCE
Evidence needed: Attach owner profile confirmation plus operator/lab contact roster.				
<b>Retain January bacteriological sample evidence</b> Keep January bacteriological lab report and matching chain-of-custody together in the binder. Evidence needed: Attach lab report, sample point details, and chain-of-custody form.	2026-01-15	Completed	Operations manager Completed 2026-01-15	January bacteriological sample report January sample chain-of-custody form
<b>File February operator log and residual evidence</b> Document February operator visits, residual checks, field-kit calibration, and flushing notes. Evidence needed: Attach operator log plus residual meter/photo proof.	2026-02-28	Completed	Certified operator Completed 2026-02-28	February operator log and residual checks February residual meter calibration photo
<b>Store March CCR delivery proof</b> Retain resident CCR delivery proof, mailing roster, posting checklist, and posting photo. Evidence needed: Attach CCR delivery packet and posted notice photo.	2026-03-25	Completed	Community manager Completed 2026-03-25	March CCR delivery proof packet March CCR kiosk posting photo
<b>Document April wellhead inspection</b> Record April wellhead inspection observations and attach photo/checklist proof. Evidence needed: Attach inspection checklist and wellhead photo.	2026-04-12	Completed	Certified operator Completed 2026-04-12	April wellhead inspection checklist April wellhead inspection photo
<b>Retain May nitrate sample and chain of custody</b> Track the May nitrate sample, chain-of-custody, and lab receipt as diligence evidence. Evidence needed: Attach nitrate lab PDF and chain-of-custody record.	2026-05-10	Completed	Operations manager Completed 2026-05-10	May nitrate sample and chain-of-custody report
<b>Close May odor complaint with action proof</b> Record the resident odor complaint response, corrective action, and resident follow-up. Evidence needed: Attach complaint intake, operator action proof, and resident follow-up note.	2026-05-14	Completed	Community manager Completed 2026-05-14	May complaint response and resident follow-up proof

## Documents (all)

TITLE	TYPE	DATE / PERIOD	FILE / REFERENCE	INSTRUCTIONS / USE	NOTES
May complaint response and resident follow-up proof	Other	2026-05-13 2026-05-11 to 2026-05-13	2026-05-complaint-response-resident-follow-up.pdf Complaint case PR-2026-05-17	Task: Close May odor complaint with action proof   Record the resident odor complaint response, corrective action, and resident follow-up.   Attach complaint intake, operator action proof, and resident follow-up note. Complaint related proof: Resolved chlorine odor complaint at lot 17   Resident	Mock proof packet showing odor complaint intake, operator flush response, residual check, and resident follow-up note.

TITLE	TYPE	DATE / PERIOD	FILE / REFERENCE	INSTRUCTIONS / USE	NOTES
				reported chlorine odor after a service-line repair; operator checked residuals and flushed the nearby line. Complaint action proof: Operator flushed service line and checked residual   Mock action proof records the flush, residual check, and resident follow-up call that closed the complaint.	
May nitrate sample and chain-of-custody report	Lab report	2026-05-08 to 2026-05-08	2026-05-nitrate-sample-chain-of-custody-report.pdf  Lab accession NO3-2026-0508	Task: Retain May nitrate sample and chain of custody   Track the May nitrate sample, chain-of-custody, and lab receipt as diligence evidence.   Attach nitrate lab PDF and chain-of-custody record. Notice proof for: May nitrate sampling status notice   Routine nitrate sampling completed   English   All residents and onsite manager   Mock sampling-status notice for diligence review; do not use as regulatory advice.   Mock notice proof cross-references nitrate lab accession and chain-of-custody record.	Mock nitrate sample result with chain-of-custody, sample point, collection time, courier handoff, and lab receipt.
April wellhead inspection checklist	Operator log	2026-04-11 to 2026-04-11	2026-04-wellhead-inspection-checklist.pdf Checklist APR-WH-2026	Task: Document April wellhead inspection   Record April wellhead inspection observations and attach photo/checklist proof.   Attach inspection checklist and wellhead photo.	Mock checklist documenting the same wellhead inspection, minor housekeeping item, and completion signature.
April wellhead inspection photo	Photo	2026-04-11 to 2026-04-11	2026-04-wellhead-inspection-photo.jpg Inspection photo APR-WH-2026	Task: Document April wellhead inspection   Record April wellhead inspection observations and attach photo/checklist proof.   Attach inspection checklist and wellhead photo.	Mock photo showing wellhead cap, grading, sanitary seal, locked enclosure, and vegetation clearance.
March CCR delivery proof packet	Notice	2026-03-22 to 2026-03-22	2026-03-ccr-delivery-proof-packet.pdf CCR mailing batch CCR-2026-03	Task: Store March CCR delivery proof   Retain resident CCR delivery proof, mailing roster, posting checklist, and posting photo.   Attach CCR delivery packet and posted notice photo. Notice proof for: March CCR delivery notice   Annual CCR delivery record   English and Spanish   All residents   Mock CCR delivery notice record; verify actual notice language and delivery rules before use.	Mock packet with resident mailing roster, office posting checklist, and manager certification of delivery steps.

TITLE	TYPE	DATE / PERIOD	FILE / REFERENCE	INSTRUCTIONS / USE	NOTES
				Mock delivery proof includes mailing roster, manager certification, and kiosk posting photo.	
March CCR kiosk posting photo	Photo	2026-03-22 to 2026-03-22	2026-03-ccr-kiosk-posting-photo.jpg Photo set CCR-2026-03-B	Task: Store March CCR delivery proof   Retain resident CCR delivery proof, mailing roster, posting checklist, and posting photo.   Attach CCR delivery packet and posted notice photo.	Mock photo of CCR notice posted at the mail kiosk with date-stamped manager note.
February operator log and residual checks	Operator log	2026-02-27 to 2026-02-27	2026-02-operator-log-residual-checks.pdf Operator log RSSL-2026-02	Task: File February operator log and residual evidence   Document February operator visits, residual checks, field-kit calibration, and flushing notes.   Attach operator log plus residual meter/photo proof.	Mock monthly operator log with site visit dates, chlorine residual readings, flushing notes, and pump-house observations.
February residual meter calibration photo	Photo	2026-02-27 to 2026-02-27	2026-02-residual-meter-calibration.jpg Photo set RSSL-2026-02-A	Task: File February operator log and residual evidence   Document February operator visits, residual checks, field-kit calibration, and flushing notes.   Attach operator log plus residual meter/photo proof.	Mock photo proof of residual meter calibration record and field kit condition.
January bacteriological sample report	Lab report	2026-01-14 to 2026-01-14	2026-01-bacteriological-sample-report.pdf Lab accession BA-2026-0114	Task: Retain January bacteriological sample evidence   Keep January bacteriological lab report and matching chain-of-custody together in the binder.   Attach lab report, sample point details, and chain-of-custody form.	Mock bacteriological sample report with sample location, collection time, lab receipt time, and result summary.
January sample chain-of-custody form	Lab report	2026-01-14 to 2026-01-14	2026-01-bacteriological-chain-of-custody.pdf COC BA-2026-0114	Task: Retain January bacteriological sample evidence   Keep January bacteriological lab report and matching chain-of-custody together in the binder.   Attach lab report, sample point details, and chain-of-custody form.	Mock chain-of-custody showing collector initials, preserved bottle count, handoff time, and lab receipt.
December operator agreement and contact roster	Operator log	2025-12-20 to 2025-12-31	2025-12-operator-agreement-contact-roster.pdf Operator roster RSSL-2025-12	Task: Confirm water-system profile and contacts   Confirm PWS ID, owned assets, operator of record, lab contact, and escalation contacts before the review period.   Attach owner profile confirmation plus operator/lab contact roster.	Mock proof that the certified operator, lab contact, and owner escalation list were current at year end.
December water-system profile confirmation	Diligence	2025-12-18 to 2025-12-31	2025-12-water-system-profile-confirmation.pdf Owner intake profile MOCK-PWS-DEC-2025	Task: Confirm water-system profile and contacts   Confirm PWS ID, owned assets, operator of record, lab contact, and escalation contacts before the review period.   Attach owner	Mock owner confirmation of PWS ID, well ownership, treatment assets, distribution

TITLE	TYPE	DATE / PERIOD	FILE / REFERENCE	INSTRUCTIONS / USE	NOTES
				profile confirmation plus operator/lab contact roster.	ownership, operator, and lab contacts.

9 uploaded PDF documents are processed for appendix attachment when readable.

## Notices (all)

SUBJECT	TRIGGER / LANGUAGE	DATES	AUDIENCE / METHOD	PROOF / NOTES
<b>May nitrate sampling status notice</b> Mock sampling-status notice for diligence review; do not use as regulatory advice.	Routine nitrate sampling completed English	Sent 2026-05-09 Posted 2026-05-09	All residents and onsite manager Posting · 96 recipients	May nitrate sample and chain-of-custody report Mock notice proof cross-references nitrate lab accession and chain-of-custody record.
<b>March CCR delivery notice</b> Mock CCR delivery notice record; verify actual notice language and delivery rules before use.	Annual CCR delivery record English and Spanish	Sent 2026-03-22 Posted 2026-03-22	All residents Mail · 96 recipients	March CCR delivery proof packet Mock delivery proof includes mailing roster, manager certification, and kiosk posting photo.

## Complaints (all)

ISSUE	RESIDENT / CONTACT	RECEIVED	STATUS	RELATED PROOF
<b>Resolved chlorine odor complaint at lot 17</b> Taste or odor Resident reported chlorine odor after a service-line repair; operator checked residuals and flushed the nearby line.	A. Resident resident@example.invalid	2026-05-11 09:20	Closed Response actions: 2026-05-11 14:30 — Operator flushed service line and checked residual: Mock action proof records the flush, residual check, and resident follow-up call that closed the complaint. (May complaint response and resident follow-up proof)	May complaint response and resident follow-up proof

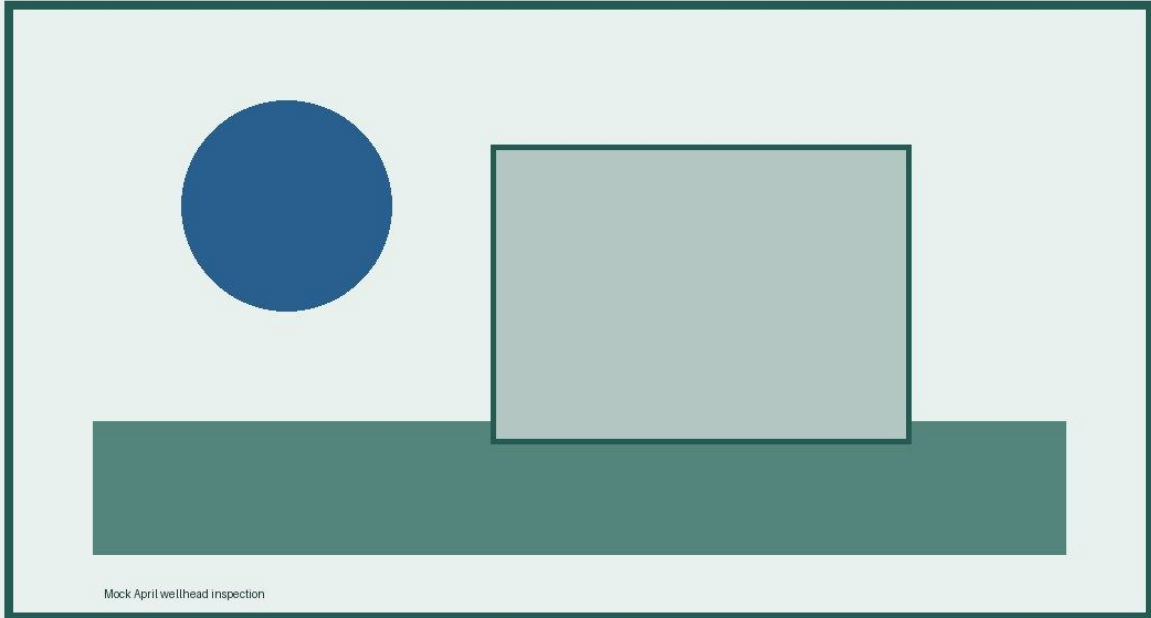
## Photo Attachments

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### April wellhead inspection photo

Photo · Apr 11, 2026

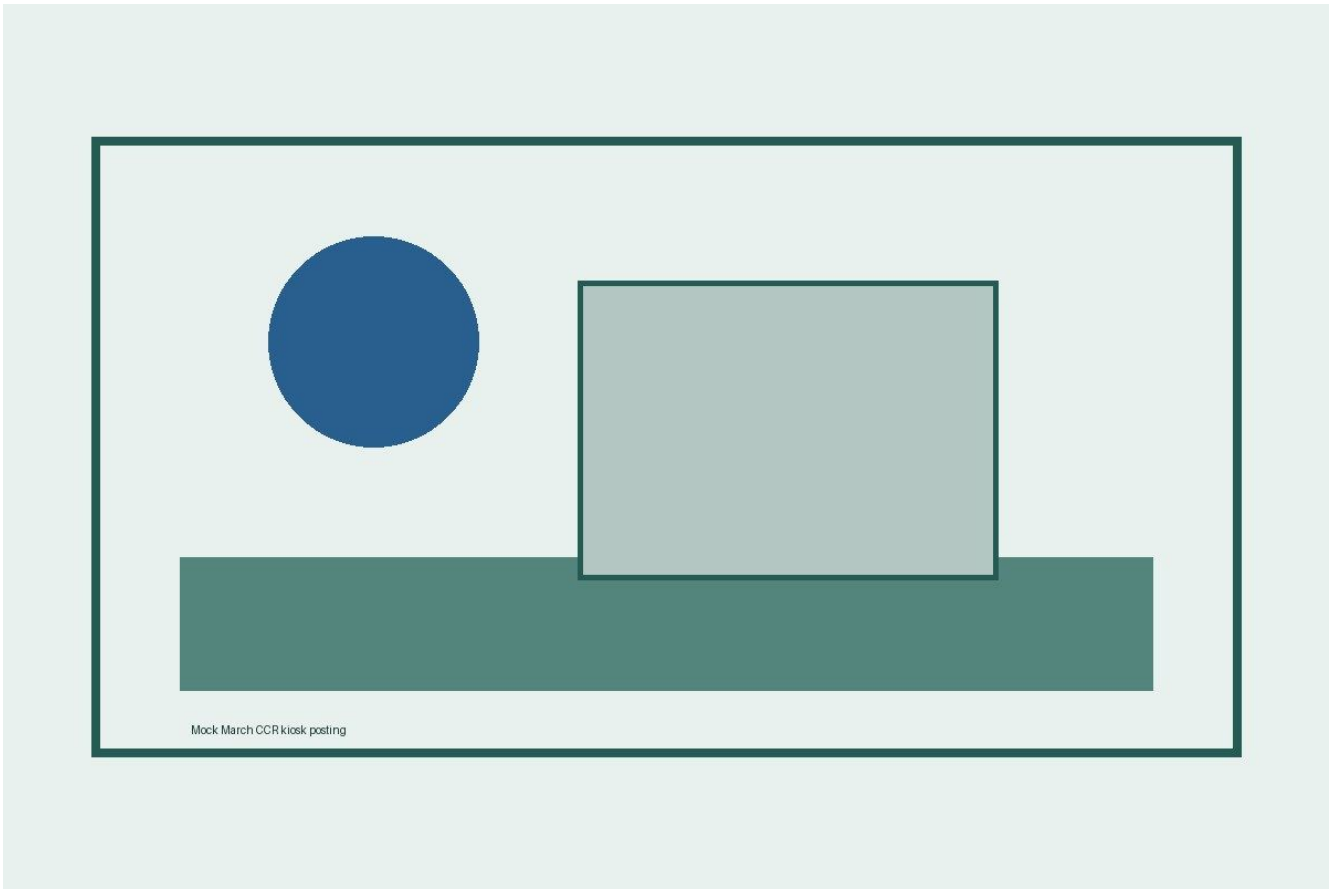
Task: Document April wellhead inspection | Record April wellhead inspection observations and attach photo/checklist proof. | Attach inspection checklist and wellhead photo.



## March CCR kiosk posting photo

Photo · Mar 22, 2026

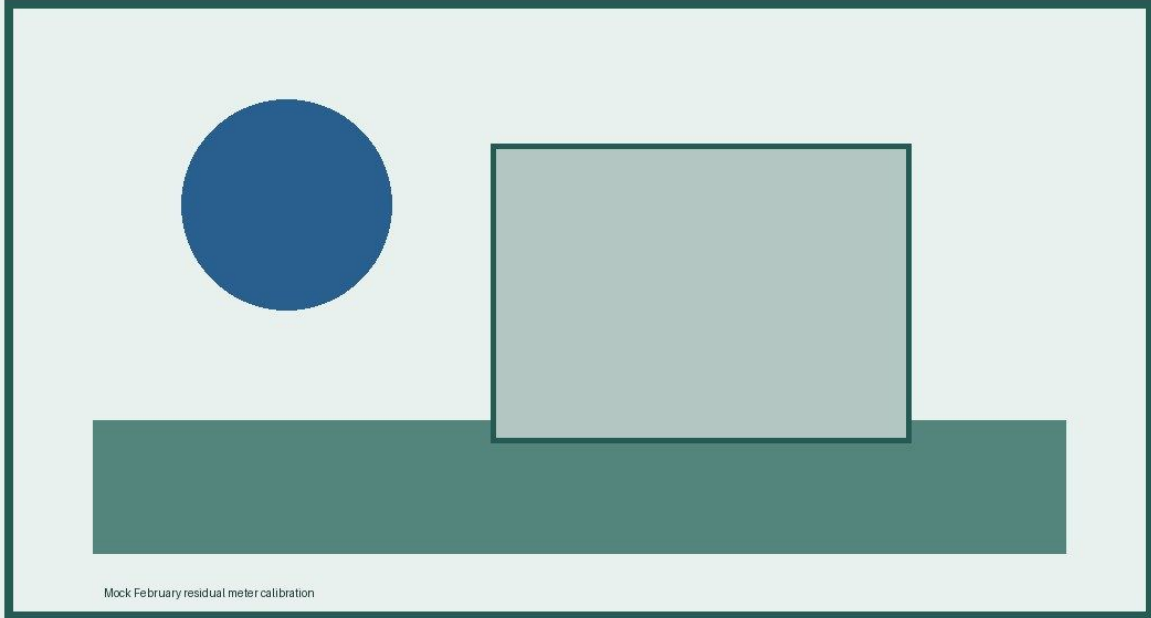
Task: Store March CCR delivery proof | Retain resident CCR delivery proof, mailing roster, posting checklist, and posting photo. | Attach CCR delivery packet and posted notice photo.



## February residual meter calibration photo

Photo · Feb 27, 2026

Task: File February operator log and residual evidence | Document February operator visits, residual checks, field-kit calibration, and flushing notes. | Attach operator log plus residual meter/photo proof.



# May complaint response and resident follow-up proof

Prairie Ridge Estates (Mock) - Pueblo, CO

**Description**

Mock proof packet showing odor complaint intake, operator flush response, residual check, and resident follow-up note.

<b>DOCUMENT TYPE</b>	Other
<b>FILENAME</b>	2026-05-complaint-response-resident-follow-up.pdf
<b>DOCUMENT DATE</b>	May 13, 2026
<b>COVERAGE PERIOD</b>	May 11, 2026 to May 13, 2026
<b>EXTERNAL REFERENCE</b>	Complaint case PR-2026-05-17



# May nitrate sample and chain-of-custody report

Prairie Ridge Estates (Mock) - Pueblo, CO

**Description**

Mock nitrate sample result with chain-of-custody, sample point, collection time, courier handoff, and lab receipt.

<b>DOCUMENT TYPE</b>	Lab report
<b>FILENAME</b>	2026-05-nitrate-sample-chain-of-custody-report.pdf
<b>DOCUMENT DATE</b>	May 8, 2026
<b>COVERAGE PERIOD</b>	May 1, 2026 to May 8, 2026
<b>EXTERNAL REFERENCE</b>	Lab accession NO3-2026-0508





# April wellhead inspection checklist

Prairie Ridge Estates (Mock) - Pueblo, CO

**Description**

Mock checklist documenting the same wellhead inspection, minor housekeeping item, and completion signature.

<b>DOCUMENT TYPE</b>	Operator log
<b>FILENAME</b>	2026-04-wellhead-inspection-checklist.pdf
<b>DOCUMENT DATE</b>	Apr 11, 2026
<b>COVERAGE PERIOD</b>	Apr 1, 2026 to Apr 11, 2026
<b>EXTERNAL REFERENCE</b>	Checklist APR-WH-2026



# March CCR delivery proof packet

Prairie Ridge Estates (Mock) - Pueblo, CO

**Description**

Mock packet with resident mailing roster, office posting checklist, and manager certification of delivery steps.

<b>DOCUMENT TYPE</b>	Notice
<b>FILENAME</b>	2026-03-ccr-delivery-proof-packet.pdf
<b>DOCUMENT DATE</b>	Mar 22, 2026
<b>COVERAGE PERIOD</b>	Mar 18, 2026 to Mar 22, 2026
<b>EXTERNAL REFERENCE</b>	CCR mailing batch CCR-2026-03





# February operator log and residual checks

Prairie Ridge Estates (Mock) - Pueblo, CO

**Description**

Mock monthly operator log with site visit dates, chlorine residual readings, flushing notes, and pump-house observations.

<b>DOCUMENT TYPE</b>	Operator log
<b>FILENAME</b>	2026-02-operator-log-residual-checks.pdf
<b>DOCUMENT DATE</b>	Feb 27, 2026
<b>COVERAGE PERIOD</b>	Feb 1, 2026 to Feb 27, 2026
<b>EXTERNAL REFERENCE</b>	Operator log RSSL-2026-02





# January bacteriological sample report

Prairie Ridge Estates (Mock) - Pueblo, CO

## Description

Mock bacteriological sample report with sample location, collection time, lab receipt time, and result summary.

<b>DOCUMENT TYPE</b>	Lab report
<b>FILENAME</b>	2026-01-bacteriological-sample-report.pdf
<b>DOCUMENT DATE</b>	Jan 14, 2026
<b>COVERAGE PERIOD</b>	Jan 12, 2026 to Jan 14, 2026
<b>EXTERNAL REFERENCE</b>	Lab accession BA-2026-0114



# January sample chain-of-custody form

Prairie Ridge Estates (Mock) - Pueblo, CO

**Description**

Mock chain-of-custody showing collector initials, preserved bottle count, handoff time, and lab receipt.

<b>DOCUMENT TYPE</b>	Lab report
<b>FILENAME</b>	2026-01-bacteriological-chain-of-custody.pdf
<b>DOCUMENT DATE</b>	Jan 14, 2026
<b>COVERAGE PERIOD</b>	Jan 12, 2026 to Jan 14, 2026
<b>EXTERNAL REFERENCE</b>	COC BA-2026-0114



# December operator agreement and contact roster

Prairie Ridge Estates (Mock) - Pueblo, CO

**Description**

Mock proof that the certified operator, lab contact, and owner escalation list were current at year end.

<b>DOCUMENT TYPE</b>	Operator log
<b>FILENAME</b>	2025-12-operator-agreement-contact-roster.pdf
<b>DOCUMENT DATE</b>	Dec 20, 2025
<b>COVERAGE PERIOD</b>	Dec 1, 2025 to Dec 31, 2025
<b>EXTERNAL REFERENCE</b>	Operator roster RSSL-2025-12



# December water-system profile confirmation

Prairie Ridge Estates (Mock) - Pueblo, CO

**Description**

Mock owner confirmation of PWS ID, well ownership, treatment assets, distribution ownership, operator, and lab contacts.

<b>DOCUMENT TYPE</b>	Diligence
<b>FILENAME</b>	2025-12-water-system-profile-confirmation.pdf
<b>DOCUMENT DATE</b>	Dec 18, 2025
<b>COVERAGE PERIOD</b>	Dec 1, 2025 to Dec 31, 2025
<b>EXTERNAL REFERENCE</b>	Owner intake profile MOCK-PWS-DEC-2025

