

PARK WATER-RISK CHECKLIST · COLORADO

Colorado mobile home park water-risk checklist

Colorado-first companion to the general ParkWaterBinder owner-side checklist.

Prepared: 2026-07-10 · <https://parkwaterbinder.com> · support@parkwaterbinder.com

Water source

Identify how drinking water reaches the park today and how it is identified to regulators. The answers drive almost every other record question below.

- Record whether the park uses municipal water, wells, mixed sources, or an unknown source.
- Record PWS ID or state water-system identifier if known. If unknown, note that you still need to confirm classification with the state.
- Capture the date and source of the information so future reviewers can tell stale assumptions from current facts.

Infrastructure ownership

Park ownership of wells, treatment, or distribution lines tends to drive most of the regulator-facing record obligations. Get the ownership boundary in writing.

- Note whether the park owns wells, treatment equipment, or distribution lines. If a third party owns a portion, capture who, where the boundary is, and the agreement that documents it.
- Record operator, lab, consultant, and regulator contacts. Include name, company, email, phone, and what they are responsible for.
- Note any vendor or service agreement renewal dates so reviews are not blocked by an expired contract.

Evidence to gather

Pull recent records into one folder so a buyer, lender, insurer, attorney, or regulator can review the same set you did, instead of re-asking for documents.

- Lab reports and chain-of-custody forms. Keep the original PDFs, not just summary spreadsheets.
- Resident notices and posting or delivery proof. Photos of postings count; save the date and location with the photo.
- Regulator letters, emails, permits, or inspection notes. Include both the agency request and the park's response.
- Resident complaints and response actions. A short log of what was reported, when, and what was done is more useful than a single email thread.
- Repair invoices, photos, work orders, and follow-up testing. Tie each repair to the underlying issue so the binder reads as a story, not a pile.

Review notes

The point of the checklist is not to make a compliance call. It is to surface what you have and what is missing so qualified professionals can do their job faster.

- List missing evidence without making legal, engineering, or regulatory conclusions.
- Bring park-specific questions to qualified professionals and regulators. Note who asked, who answered, and the date.
- Re-run the checklist at acquisition, before a sale, before refinance, after a resident complaint cluster, and at least once per year.

Colorado-specific notes

Colorado parks are commonly contacted by CDPHE (Colorado Department of Public Health and Environment) for drinking-water program questions. Use the same evidence approach as the general checklist, and note who at the park is the point of contact.

- If the park is a regulated public water system, record the state PWS identifier and the operator of record.
- Capture any CDPHE correspondence, sampling schedules, or compliance letters in chronological order.

- If the park is on municipal water but maintains private distribution, document the boundary between municipal responsibility and park-owned infrastructure.

ParkWaterBinder is not legal, engineering, or regulatory advice. Use it to organize records, identify missing evidence, and prepare questions for qualified professionals and regulators.

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