

RE/MAX[®]
Professionals, Inc.
 Littleton, Colorado
 (303) 932-3306

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

SELLER'S PROPERTY DISCLOSURE
 (ALL TYPES OF PROPERTIES)

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

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of this Date. Any changes will be disclosed by Seller to Buyer promptly after discovery. Seller hereby receipts for a copy of this Disclosure. 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 L. Broker may deliver a copy of this Disclosure to prospective buyers.

Note: If an item is not present at the Property insert "N/A" in the Comments column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded.

Date: March 12, 2008
 Property Address: 2580 DANBURY LANE HIGHLANDS RANCH COLORADO 80126
 Seller: CRAIG V. RISSLER AND LOANN M. RISSLER

I. IMPROVEMENTS

If this box is checked, there are no structures or improvements on the Property; do not complete Sections A - G.

A. STRUCTURAL CONDITIONS	Yes	No	Do Not Know	COMMENTS
1 Structural problems		✓		
2 Moisture and/or water problems		✓		
3 Damage due to termites, other insects or rodents		✓		
4 Damage due to hail, wind, fire or flood		✓		
5 Cracks, heaving or settling problems		✓		
6 Exterior wall or window problems		✓		
7 Exterior Artificial Stucco (EIFS)		✓		
8 Any additions or alterations made		✓		
9 Building code violations		✓		

B. ROOF	Yes	No	Do Not Know	COMMENTS
1 Roof problems		✓		
2 Roof material <u>Shingle</u> Age <u>4</u>				
Roof material <u>Tile</u> Age <u>4</u>				
3 Roof leak: Past		✓		
4 Roof leak: Present		✓		
5 Damage to roof: Past		✓		
6 Damage to roof: Present		✓		
7 Roof under warranty until ____ . Transferable ____		✓		
8 Roof work done while under current roof warranty		✓		
9 Skylight problems <u>N/A</u>		✓		
10 Gutter or downspout problems		✓		

IN WORKING CONDITION

C. APPLIANCES	Yes	No	Do Not Know	Age If Known	COMMENTS
1 Built-in vacuum system & accessories <u>N/A</u>		✓			
2 Clothes dryer <u>N/A</u>		✓			
3 Clothes washer <u>N/A</u>		✓			
4 Dishwasher		✓			
5 Disposal		✓			
6 Freezer		✓			
7 Gas Grill <u>N/A</u>		✓			
8 Hood		✓			
9 Microwave oven		✓			
10 Oven		✓			
11 Range		✓			
12 Refrigerator <u>N/A</u>		✓			
13 T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased <u>N/A</u>					
14 Satellite system or DSS dish: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	✓				
15 Trash Compactor	✓				

The printed portions of this form, except *differentiated* additions, have been approved by the Colorado Real Estate Commission. (SPD 19-8-07)

(Mandatory 1-08)

		IN WORKING CONDITION				
D. ELECTRICAL & TELECOMMUNICATIONS		Yes	No	Do Not Know	Age If Known	COMMENTS
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased <i>N/A</i>					
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	✓				
3	Light fixtures	✓				
4	Switches & outlets	✓				
5	Aluminum wiring <i>N/A</i>					
6	Electrical: Phase <u>L</u> Voltage <u>200</u>	✓				
7	Telecommunications (T1 <u>fiber</u> cable , satellite)	✓				
8	Inside telephone wiring & blocks/jacks	✓				
9	Abandoned communication cables: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
10	Ceiling fans	✓				
11	Garage door opener	✓				
12	Garage door control(s) # <u>2</u>	✓				
13	Intercom <u>doorbell</u>	✓				
14	In-wall speakers <i>N/A</i>					<i>Poe WIRED</i>
15	220 volt service	✓				
16	Landscape lighting	✓				

		IN WORKING CONDITION				
E. MECHANICAL		Yes	No	Do Not Know	Age If Known	COMMENTS
1	Air conditioning:					
	Evaporative cooler <i>N/A</i>					
	Window units <i>N/A</i>					
	Central	✓				
	Computer room <i>N/A</i>					
2	Attic/whole house fan <i>N/A</i>					
3	Vent fans	✓				
4	Humidifier <i>N/A</i>					
5	Air purifier	✓				
6	Sauna <i>N/A</i>					
7	Hot tub or spa <i>N/A</i>					
8	Steam room/shower	✓				
9	Pool <i>N/A</i>					
10	Heating system:					
	Type <u>FORCED AIR</u> Fuel <u>GAS</u>	✓				
	Type <u> </u> Fuel <u> </u>					
11	Water heater: Number of <u>2</u>					
	Fuel type <u>GAS</u> Capacity <u>50</u>	✓				
12	Fireplace: Type <u>GAS</u> Fuel <u>GAS</u>	✓				
13	Fireplace insert <i>N/A</i>					
14	Stove: Type <u> </u> Fuel <u> </u> <i>N/A</i>					
15	When was fireplace/wood stove, chimney/flue last cleaned:					
	Date: <u> </u> <input checked="" type="checkbox"/> Do not know					
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased <i>N/A</i>					
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior					
	Hose Type <u> </u> <i>N/A</i>					
18	Overhead door	✓				
19	Entry gate system <i>N/A</i>					
20	Elevator/escalators <i>N/A</i>					
21	Lift/hoist/crane <i>N/A</i>					

		IN WORKING CONDITION				
F. WATER, SEWER & OTHER UTILITIES		Yes	No	Do Not Know	Age If Known	COMMENTS
1	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased <i>N/A</i>					
2	Water softener: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	✓				
3	Sewage problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
4	Lift station (sewage ejector pump) <i>N/A</i>					
5	Drainage, storm sewers, retention ponds <i>N/A</i>					
6	Gray water storage/use <i>N/A</i>					
7	Plumbing problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
8	Sump pump	✓				
9	Underground sprinkler system	✓				
10	Fire sprinkler system <i>N/A</i>					

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		IN WORKING CONDITION				
F. WATER, SEWER & OTHER UTILITIES (Continued)		Yes	No	Do Not Know	Age If Known	COMMENTS
11 Polybutylene pipe:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
12 Galvanized pipe:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
13 Backflow prevention device:	<input type="checkbox"/> Domestic <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage					
14 Irrigation pump	NIA					
15 Well pump	NIA					

G. OTHER DISCLOSURES - IMPROVEMENTS	Yes	No	Do Not Know	COMMENTS
1 Included fixtures and equipment in working condition				
2				
3				
4				

II. GENERAL

H. USE, ZONING & LEGAL ISSUES	Yes	No	Do Not Know	COMMENTS
1 Current use of the Property				
2 Zoning violation, variance, conditional use, enforceable PUD or non-conforming use				
3 Notice or threat of condemnation proceedings				
4 Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved				
5 Violation of restrictive covenants or owners' association rules or regulations				
6 Notice of zoning action related to the Property				
7 Notice of ADA complaint or report				
8 Other legal action				

I. ACCESS, PARKING, DRAINAGE & SIGNAGE	Yes	No	Do Not Know	COMMENTS
1 Any access problems				
2 Roads, driveways, trails or paths through the Property used by others				
3 Public highway or county road bordering the Property				
4 Encroachments, boundary disputes or unrecorded easements				
5 Shared or common areas with adjoining properties				
6 Cross-parking agreement, covenants, easements				
7 Requirements for curb, gravel/paving, landscaping				
8 Flooding or drainage problems: Past				
9 Flooding or drainage problems: Present				
10 Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased				
11 Signs: Government or private restriction problems				

J. WATER & SEWER SUPPLY	Yes	No	Do Not Know	COMMENTS
1 Water rights Type _____				
2 Water tap fees paid in full				
3 Sewer tap fees paid in full				
4 Subject to augmentation plan				
5 Well required to be metered				
6 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"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: _____ <input type="checkbox"/> Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are not attached. The Water Provider for the Property can be contacted at: Name: <u>URCA</u> Address: _____ Web Site: _____ Phone No: _____ <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]:				

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J. WATER & SEWER SUPPLY (Continued)	Yes	No	Do Not	COMMENTS
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.				
7 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, supply to buyer a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon				

K. ENVIRONMENTAL CONDITIONS	Yes	No	Do Not Know	COMMENTS
Do any of the following conditions now exist or have they ever existed:				
1 Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater and other sludge, radon, methane, solvents or petroleum products		<input checked="" type="checkbox"/>		
2 Underground storage tanks		<input checked="" type="checkbox"/>		
3 Aboveground storage tanks		<input checked="" type="checkbox"/>		
4 Underground transmission lines		<input checked="" type="checkbox"/>		
5 Pets kept on the Property		<input checked="" type="checkbox"/>		
6 Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		<input checked="" type="checkbox"/>		
7 Monitoring wells or test equipment		<input checked="" type="checkbox"/>		
8 Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property		<input checked="" type="checkbox"/>		
9 Mine shafts, tunnels or abandoned wells on the Property		<input checked="" type="checkbox"/>		
10 Within governmentally designated geological hazard or sensitive area		<input checked="" type="checkbox"/>		
11 Within governmentally designated flood plain or wetland area		<input checked="" type="checkbox"/>		
12 Governmentally designated noxious weeds (within last 3 years only) If yes, see Section O.		<input checked="" type="checkbox"/>		
13 Dead, diseased or infested trees or shrubs	<input checked="" type="checkbox"/>			LADEN TREE
14 Environmental assessments, studies or reports done involving the physical condition of the Property		<input checked="" type="checkbox"/>		
15 Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		<input checked="" type="checkbox"/>		
16 Endangered species on the Property		<input checked="" type="checkbox"/>		
17 Archeological features, fossils, or artifacts on the Property		<input checked="" type="checkbox"/>		
18 Interior of Improvements of Property Smoke-free	<input checked="" type="checkbox"/>			
19 Other environmental problems		<input checked="" type="checkbox"/>		

L. COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY	Yes	No	Do Not Know	COMMENTS
1 Property is part of an owners' association	<input checked="" type="checkbox"/>			
2 Special assessments or increases in regular assessments approved by owners' association but not yet implemented		<input checked="" type="checkbox"/>		
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).			<input checked="" type="checkbox"/>	

M. OTHER DISCLOSURES - GENERAL	Yes	No	Do Not Know	COMMENTS
1 Any part of the Property leased to others (written or oral)		<input checked="" type="checkbox"/>		
2 Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property		<input checked="" type="checkbox"/>		
3 Any property insurance claim submitted (whether paid or not)		<input checked="" type="checkbox"/>		
4 Structural, architectural and engineering plans and/or specifications for any existing improvements		<input checked="" type="checkbox"/>		
5 Property was previously used as a methamphetamine laboratory and not remediated to state standards		<input checked="" type="checkbox"/>		
6 Government special improvements approved, but not yet installed, that may become a lien against the Property		<input checked="" type="checkbox"/>		
7				
8				

III. LAND

N. CROPS, LIVESTOCK & LEASES	Yes	No	Do Not Know	COMMENTS
1 Crops being grown on the Property		<input checked="" type="checkbox"/>		
2 Seller owns all crops		<input checked="" type="checkbox"/>		
3 Livestock on the Property		<input checked="" type="checkbox"/>		
4 Any land leased from others: <input type="checkbox"/> State <input type="checkbox"/> BLM <input type="checkbox"/> Federal <input type="checkbox"/> Private <input type="checkbox"/> Other		<input checked="" type="checkbox"/>		

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O. NOXIOUS WEEDS

The Colorado Weed Management Act became law on January 1, 1992. The law requires that every county or municipality in Colorado adopt a weed management plan outlining the rules governing identification and method of eradication. The State of Colorado has identified PURPLE LOOSESTRIFE, SPOTTED KNAPWEED, MUSK THISTLE, LEAFY SPURGE, CANADIAN THISTLE, DIFFUSE KNAPWEED, RUSSIAN KNAPWEED, DALMATION TOADFLAX and YELLOW TOADFLAX, among others, as noxious weeds.

Have any of the following occurred to the Property within the last 3 years:	Yes	No	Do Not Know	COMMENTS
1 Identification of noxious weeds		<input checked="" type="checkbox"/>		
2 Subject to written weed control plan		<input checked="" type="checkbox"/>		
3 Herbicides applied		<input checked="" type="checkbox"/>		
4 Biological agents or insects released on any of the noxious weeds		<input checked="" type="checkbox"/>		

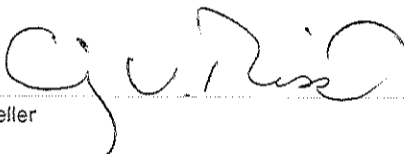

P. OTHER DISCLOSURES - Land

	Yes	No	Do Not Know	COMMENTS
1 Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.		<input checked="" type="checkbox"/>		
2 Conservation easement		<input checked="" type="checkbox"/>		
3				
4				
5				

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. This form is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER:
Failure to disclose a known material defect may result in legal liability.

The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's CURRENT ACTUAL KNOWLEDGE.

	3/12/08		3/12/08
Seller	Date	Seller	Date
.....
Seller	Date	Seller	Date

ADVISORY TO BUYER:
 Even though Seller has answered the above questions to the best of Seller's current actual knowledge, Buyer should obtain expert assistance to accurately and fully evaluate the Property regarding use and access, water, sewer, utilities, environmental and geological conditions, noxious weeds and other matters that may affect Buyer's use of the Property. Valuable information may be obtained from various local/state/federal agencies, and other experts may perform more specific evaluations of the Property.

Boundaries, location and ownership of fences, driveways, hedges, and similar items may become matters of dispute. A survey may be used to determine such matters.

Whether any item is included or excluded is determined by the contract between Buyer and Seller and not this Seller's Property Disclosure.

Buyer acknowledges that Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Buyer acknowledges that Seller's indication that an item is "working" 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 hereby receipts for a copy of this Disclosure.

.....
Buyer	Date	Buyer	Date
.....
Buyer	Date	Buyer	Date

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**SQUARE FOOTAGE
 DISCLOSURE**

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

Property Address:

2580 DANBURY LANE HIGHLANDS RANCH COLORADO 80126
 Street Address City State Zip

1. Licensee Measurement

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

<u>Standard / Methodology / Manner</u>	<u>Date Measured</u>	<u>Square Footage</u>
<input type="checkbox"/> Exterior measurement		
<input type="checkbox"/> FHA		
<input type="checkbox"/> ANSI		
<input type="checkbox"/> Local standard		
<input type="checkbox"/> 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:

<u>Source of Square Footage Information</u>	<u>Date</u>	<u>Square Footage</u>
<input type="checkbox"/> Prior appraisal (Date of document)		
<input type="checkbox"/> Building plans (Date of document)		
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	<u>3/2008</u>	<u>4,656</u>
<input type="checkbox"/> Other		

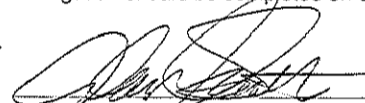
Measurement is for the purpose of **marketing**, may not be exact and is **not** for loan, valuation or other purpose. If exact square footage is a concern, the property should be independently measured.

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed on or before the Inspection Objection Deadline of the contract.

RE/MAX Professionals, Inc.
 8500 West Bowles Avenue
 Littleton, Colorado 80123-3200

Listing Broker

By:



Alan J. Smith, CRS, GRI

Telephone No: (303) 932-3306

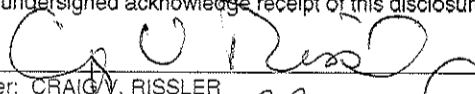
e-mail: alan@alanjsmith.com

Fax No: (303) 973-3439

Date:

3/12/08

The undersigned acknowledge receipt of this disclosure.

Seller:  Date of signature 3/12/08

Seller:  Date of signature 3/12/08

Buyer: _____ Date of signature _____

Buyer: _____ Date of signature _____

