



**RE/MAX<sup>®</sup>**  
**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: April 16, 2008  
 Property Address: 2229 SOUTH XENOPHON STREET LAKEWOOD COLORADO 80228  
 Seller: BRUCE MICHAEL ROBBINS AND JOLI ROBBINS

**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>asphalt shingle</u> Age <u>July 2007</u>				
Roof material _____ Age _____				
3 Roof leak: Past		✓		
4 Roof leak: Present		✓		
5 Damage to roof: Past		✓		
6 Damage to roof: Present		✓		
7 Roof under warranty until <u>1/1/08</u> . Transferable <u>NO</u>	✓	✓		<u>Through July 2008</u>
8 Roof work done while under current roof warranty		✓		
9 Skylight problems		✓		
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	✓				
3 Clothes washer	✓				
4 Dishwasher	✓				
5 Disposal	✓				
6 Freezer		<u>n/a</u>			
7 Gas Grill		<u>n/a</u>			
8 Hood		<u>n/a</u>			
9 Microwave oven	✓				
10 Oven	✓				
11 Range	✓				
12 Refrigerator	✓				
13 T.V. antenna: <input checked="" 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		<u>n/a</u>			

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		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 type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	✓				<i>Upstairs hard Down Battery</i>
3	Light fixtures	✓				
4	Switches & outlets	✓				
5	Aluminum wiring			✓		
6	Electrical: Phase <u>1</u> Voltage <u>220</u>	✓				
7	Telecommunications (T1, fiber, cable, satellite)	✓				
8	Inside telephone wiring & blocks/jacks	✓				
9	Abandoned communication cables: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	✓				
10	Ceiling fans	✓				
11	Garage door opener	✓				
12	Garage door control(s) # <u>2</u>	✓				
13	Intercom/doorbell <i>n/a</i>	✓				
14	In-wall speakers <i>n/a</i>	✓				
15	220 volt service	✓				
16	Landscape lighting <i>n/a</i>					

		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 <i>n/a</i>					
6	Sauna <i>n/a</i>					
7	Hot tub or spa	✓				
8	Steam room/shower <i>n/a</i>					
9	Pool <i>n/a</i>					
10	Heating system:					
	Type <u>GFA</u> Fuel <u>gas</u>	✓				
	Type _____ Fuel _____					
11	Water heater: Number of <u>1</u>	✓				
	Fuel type <u>Gas</u> Capacity <u>50gal</u>					
12	Fireplace: Type _____ Fuel _____ <i>n/a</i>					
13	Fireplace insert <i>n/a</i>					
14	Stove: Type <del>Electric</del> Fuel _____ <i>n/a</i>					
15	When was fireplace/wood stove, chimney/flue last cleaned:					
	Date: _____ <input type="checkbox"/> Do not know <i>n/a</i>					
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 _____ <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 type="checkbox"/> Owned <input type="checkbox"/> Leased <i>n/a</i>					
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 <i>n/a</i>					
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					<i>n/a</i>
12 Galvanized pipe: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					<i>n/a</i>
13 Backflow prevention device: <input type="checkbox"/> Domestic <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage			<input checked="" type="checkbox"/>		
14 Irrigation pump					<i>n/a</i>
15 Well pump					<i>n/a</i>

G. OTHER DISCLOSURES - IMPROVEMENTS	Yes	No	Do Not Know	COMMENTS
1 Included fixtures and equipment in working condition		<input checked="" type="checkbox"/>		
2				
3				
4				

**II. GENERAL**

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

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

J. WATER & SEWER SUPPLY	Yes	No	Do Not Know	COMMENTS
1 Water rights Type <u>Public</u>	<input checked="" type="checkbox"/>			
2 Water tap fees paid in full	<input checked="" type="checkbox"/>			
3 Sewer tap fees paid in full	<input checked="" type="checkbox"/>			
4 Subject to augmentation plan		<input checked="" type="checkbox"/>		
5 Well required to be metered			<input checked="" type="checkbox"/>	
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>Green Mtn Water Sanitation Dist.</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]:				<i>n/a</i>

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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	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"/>		
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"/>		No one has smoked in house for least 15 yrs.

L. COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY	Yes	No	Do Not	COMMENTS
1 Property is part of an owners' association		<input checked="" type="checkbox"/>	Know	
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).		<i>n/a</i>		

M. OTHER DISCLOSURES - GENERAL	Yes	No	Do Not	COMMENTS
1 Any part of the Property leased to others (written or oral)		<input checked="" type="checkbox"/>	Know	
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	COMMENTS
1 Crops being grown on the Property		<input checked="" type="checkbox"/>	Know	
2 Seller owns all crops	<i>n/a</i>			
3 Livestock on the Property	<i>n/a</i>			
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 <i>n/a</i>				

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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 LOOSESTRIPE, 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		<input checked="" type="checkbox"/>		Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.
2		<input checked="" type="checkbox"/>		Conservation easement
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.

	4/16/08		Date
Seller		Seller	Date
	4/16/08		Date
Seller		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:**

2229 SOUTH XENOPHON STREET                      LAKWOOD                      COLORADO                      80228  
 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>4/2008</u>	<u>1,477</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*  
 Alan J. Smith, CRS, GRI

e-mail: alan@alanjsmith.com

Date: 4/16/08

Telephone No: (303) 932-3306  
 Fax No: (303) 973-3439

The undersigned acknowledge receipt of this disclosure

*Bruce Michael Robbins*    Date of signature 4/16/08  
 Seller: BRUCE MICHAEL ROBBINS

*Jol Robbins*    Date of signature 4/16/08  
 Seller: JOL ROBBINS

Buyer: \_\_\_\_\_ Date of signature \_\_\_\_\_

Buyer: \_\_\_\_\_ Date of signature \_\_\_\_\_

