



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: May 3, 2008

Property Address: 12045 WEST BRANDT PLACE LITTLETON COLORADO 80127

Seller: LARRY E. ALFS AND VICKIE J. ALFS

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
Do any of the following conditions now exist or have they ever existed:				
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 Comp</u> Age <u>15 yrs</u>				
Roof material _____ Age _____				
3 Roof leak: Past				
4 Roof leak: Present				
5 Damage to roof: Past	X			<u>ICE DAMMING IN 06-07 WINTER - REPAIRED</u>
6 Damage to roof: Present				
7 Roof under warranty until _____ . Transferable _____				
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		NA			
2 Clothes dryer					
3 Clothes washer					
4 Dishwasher					
5 Disposal					
6 Freezer		NA			
7 Gas Grill		NA			
8 Hood					
9 Microwave oven					
10 Oven					
11 Range					
12 Refrigerator					
13 T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		NA			
14 Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		NA			
15 Trash Compactor		NA			

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

		IN WORKING CONDITION				
E.	MECHANICAL	Yes	No	Do Not Know	Age If Known	COMMENTS
1	Air conditioning:					
	Evaporative cooler		NA			
	Window units		NA			
	Central		NA			
	Computer room		NA			
2	Attic/whole house fan		NA			
3	Vent fans	X				
4	Humidifier		NA			
5	Air purifier		NA			
6	Sauna		NA			
7	Hot tub or spa		NA			
8	Steam room/shower		NA			
9	Pool		NA			
10	Heating system:					
	Type <u>Forced Air</u> Fuel <u>Gas</u>	X				
	Type _____ Fuel _____					
11	Water heater: Number of <u>1</u>					
	Fuel type <u>Gas</u> Capacity <u>40</u>	X				
12	Fireplace: Type <u>Gas Log</u> Fuel <u>GAS</u>	X				
13	Fireplace insert	X				
14	Stove: Type _____ Fuel _____		N/A			
15	When was fireplace/wood stove, chimney/flue last cleaned:					
	Date: _____ <input type="checkbox"/> Do not know		NA			
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		NA			
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior		NA			
	Hose Type _____					
18	Overhead door	X				
19	Entry gate system		NA			
20	Elevator/escalators		NA			
21	Lift/hoist/crane		NA			

		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		NA			
2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		NA			
3	Sewage problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
4	Lift station (sewage ejector pump)		NA			
5	Drainage, storm sewers, retention ponds		NA			
6	Gray water storage/use		NA			
7	Plumbing problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
8	Sump pump	X				
9	Underground sprinkler system	X				
10	Fire sprinkler system		NA			

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)

