



RE/MAX Professionals Inc.
 8500 West Bowles Avenue Suite 100 Littleton, CO 80123
 Alan J. Smith Broker/Owner
 Ph: 303.932.3306 Fax: 303.973.3439

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SPD29-09-08) (Mandatory 1-09)

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

**SELLER'S PROPERTY DISCLOSURE
(RESIDENTIAL)**

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 or if an item is not to be included in the sale, mark the "N/A" column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded; if there is an inconsistency between this form and the Contract, the Contract controls.

Date: 1/5/2009

Property Address: 5700 SNOWBERRY DRIVE LITTLETON CO 80123

Seller:

(clr): is to clear the selection

I. IMPROVEMENTS						
<input type="checkbox"/> 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	N/A	(clr)	COMMENTS
1 Structural problems	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
2 Moisture and/or water problems	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
3 Damage due to termites, other insects, birds, animals or rodents	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
4 Damage due to hail, wind, fire or flood	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
5 Cracks, heaving or settling problems	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Typical settling, structural inspection completed, copy of report available
6 Exterior wall or window problems	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
7 Exterior Artificial Stucco (EIFS)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
8 Any additions or alterations made	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
9 Building code, city or county violations	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
B. ROOF	Yes	No	Do Not Know	N/A	(clr)	COMMENTS
1 Roof problems	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
2 Roof material <input type="text" value="shingle"/> Age <input type="text"/>						
Roof material <input type="text"/> Age <input type="text"/>						
3 Roof leak: Past	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
4 Roof leak: Present	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
5 Damage to roof: Past	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
6 Damage to roof: Present	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
7 Roof under warranty until <input type="text"/> Transferable <input checked="" type="checkbox"/> Yes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	

8	Roof work done while under current roof warranty	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
9	Skylight problems	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
10	Gutter or downspout problems	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

IN WORKING CONDITION

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

IN WORKING CONDITION

D. ELECTRICAL & TELECOMMUNICATIONS		Yes	No	Do Not Know	Age If Known	N/A	(clr)	COMMENTS
1	Security system: <input checked="" type="radio"/> Owned <input type="radio"/> Leased <input type="radio"/> (clr)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	
2	Smoke/fire detectors: <input checked="" type="radio"/> Battery <input type="radio"/> Hardwire <input type="radio"/> (clr)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	
3	Carbon Monoxide Alarm <input type="radio"/> Battery <input type="radio"/> Hardwire <input type="radio"/> (clr)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input checked="" type="radio"/>	
4	Light fixtures	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	
5	Switches & outlets	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	
6	Aluminum wiring (110)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	
7	Electrical: Phase <input type="text"/> Voltage <input type="text"/> Amps <input type="text"/> 200	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	
8	Telecommunications (T1, fiber, cable, satellite)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	
9	Inside telephone wiring & blocks/jacks	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	
10	Ceiling fans	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	

11	Garage door opener	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	
12	Garage door control(s) # <input type="text"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	
13	Intercom/doorbell	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	
14	In-wall speakers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input checked="" type="radio"/>	<input type="radio"/>	
15	220 volt service	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	
16	Landscape lighting	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="text"/>	<input type="radio"/>	<input type="radio"/>	

IN WORKING CONDITION

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

