



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:

Property Address:

9141 WEST HIALEAH PLACE LITTLETON COLORADO 80123

Seller:

ANNE E. SMITH

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	✓			Hail damage - new roof front porch settle
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>dimensional composite</u> Age <u>4</u>				
Roof material _____ Age _____				
3 Roof leak: Past		✓		
4 Roof leak: Present		✓		
5 Damage to roof: Past	✓			Hail - reason for new roof
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		✓		all new gutters 2004

IN WORKING CONDITION

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

RE/MAX Professionals, Inc.

Buyer's Initials: _____ Seller's Initials: AS 0246 0820015180080

10:06 AM 7/25/2008

		IN WORKING CONDITION				
D.	ELECTRICAL & TELECOMMUNICATIONS	Yes	No	Do Not Know	Age If Known	COMMENTS
1	Security system: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			✓		disconnected for new door install
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire					hardwire to security system
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)	✓				cable
8	Inside telephone wiring & blocks/jacks	✓				
9	Abandoned communication cables: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
10	Ceiling fans	✓				new
11	Garage door opener	✓				
12	Garage door control(s) # <u>2</u>	✓				
13	Intercom/doorbell	✓				
14	In-wall speakers		✓			
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					
	Window units					
	Central	✓				new compressor 2008. installed '03
	Computer room					
2	Attic/whole house fan	✓				
3	Vent fans			✓		
4	Humidifier	✓				
5	Air purifier		✓			
6	Sauna		✓			
7	Hot tub or spa		✓			
8	Steam room/shower		✓			
9	Pool		✓			
10	Heating system: Type <u>forced air</u> Fuel <u>gas</u> Type _____ Fuel _____	✓				
11	Water heater: Number of <u>2</u> Fuel type <u>gas solar</u> Capacity <u>40 + 120</u>					120g solar hot water
12	Fireplace: Type <u>#1</u> Fuel <u>gas</u>					gas log in living room
13	Fireplace insert <u>1 heatilator - wood</u>	✓				wood/heatilator in family room
14	Stove: Type _____ Fuel _____			NA		
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: _____ <input checked="" type="checkbox"/> Do not know					
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			NA		
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type _____			NA		
18	Overhead door	✓				2 new, insulated, clad
19	Entry gate system		✓			
20	Elevator/escalators		✓			
21	Lift/hoist/crane		✓			

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

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