



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: 8-11-08

Property Address: 5103 SOUTH CODY COURT LITTLETON COLORADO 80123

Seller: VIRGINIA KELSEY HOLZMAN

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	X			foundation - permitted & repaired	
2	Moisture and/or water problems		X			
3	Damage due to termites, other insects or rodents		X			
4	Damage due to hail, wind, fire or flood	X	X		roof replaced (hail)	
5	Cracks, heaving or settling problems		X			
6	Exterior wall or window problems		X			
7	Exterior Artificial Stucco (EIFS)		X			
8	Any additions or alterations made	X	X		Ⓢ Permitted Basement Ⓣ enclosed part with heat	
9	Building code violations		X			
B. ROOF		Yes	No	Do Not Know	COMMENTS	
1	Roof problems		X			
2	Roof material <u>Composition</u> Age <u>3</u> Roof material _____ Age _____					
3	Roof leak: Past		X			
4	Roof leak: Present		X			
5	Damage to roof: Past	X	X		hail - roof replaced	
6	Damage to roof: Present		X			
7	Roof under warranty until ____ . Transferable ____			X	unknown	
8	Roof work done while under current roof warranty			X	unknown	
9	Skylight problems		N-A			
10	Gutter or downspout problems		X			
IN WORKING CONDITION						
C. APPLIANCES		Yes	No	Do Not Know	Age If Known	COMMENTS
1	Built-in vacuum system & accessories		N-A			
2	Clothes dryer		N-A			
3	Clothes washer		N-A			
4	Dishwasher	X				
5	Disposal	X				
6	Freezer		N-A			
7	Gas Grill		N-A			
8	Hood	X				
9	Microwave oven		N-A			
10	Oven	X				
11	Range	X				
12	Refrigerator	X				refrigerator in basement (excluded)
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		N-A			
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		N-A			
15	Trash Compactor		N-A			

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	N	A			
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	X				
3	Light fixtures	X				
4	Switches & outlets	X				
5	Aluminum wiring	X				
6	Electrical: Phase <u>220</u> Voltage <u>1</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 type="checkbox"/> No	X				
10	Ceiling fans	X				
11	Garage door opener	X				
12	Garage door control(s) # <u>2</u>	X				
13	Intercom/doorbell	N	A			
14	In-wall speakers	N	A			
15	220 volt service	X				
16	Landscape lighting	X				

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

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

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