



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 (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: January 7, 2009

Property Address: 5550 SOUTH HARLAN STREET DENVER COLORADO 80123

Seller: GREGORY N. TEAL and MELISSA D. TEAL

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	N/A	COMMENTS
1 Structural problems		X			
2 Moisture and/or water problems		X			
3 Damage due to termites, other insects, birds, animals or rodents		X			
4 Damage due to hail, wind, fire or flood		X			
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			
9 Building code, city or county violations		X			

B. ROOF	Yes	No	Do Not Know	N/A	COMMENTS
1 Roof problems		X			
2 Roof material <u>Comp Asphalt</u> Age <u>10 yrs</u>					
3 Roof leak: Past		X			
4 Roof leak: Present		X			
5 Damage to roof: Past		X			
6 Damage to roof: Present		X			
7 Roof under warranty until _____ Transferable <u>N/A</u>					
8 Roof work done while under current roof warranty		X			
9 Skylight problems		X			
10 Gutter or downspout problems		X			

IN WORKING CONDITION

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

The printed portions of this form, except *differentiated* additions, have been approved by the Colorado Real Estate Commission. (SPD 29-9-08) (Mandatory 1-09)

RE/MAX Professionals, Inc.

Buyer's Initials: [Signature]
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Seller's Initials: [Signature] 0246 0823314080091
 Qes Contracts © 1993 - 2009 Qes, Inc. 1-800-795-7759

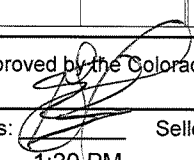
		IN WORKING CONDITION			Age If Known	N/A	COMMENTS
D.	ELECTRICAL & TELECOMMUNICATIONS	Yes	No	Do Not Know			
1	Security system: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	X			10 yrs		
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	X					
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire NA						
4	Light fixtures	X					
5	Switches & outlets	X					
6	Aluminum wiring (110) NA						
7	Electrical <u>1</u> Amps <u>220</u>	X					
8	Telecommunications (T1, fiber, cable, satellite)	X					
9	Inside telephone wiring & blocks/jacks	X					
10	Ceiling fans	X			8 mos		
11	Garage door opener	X					
12	Garage door control(s) # <u>2</u>	X					
13	Intercom (doorbell)	X					
14	In-wall speakers	X					
15	220 volt service	X					
16	Landscape lighting NA						

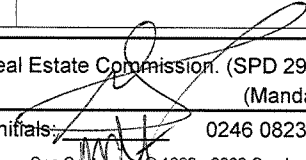
		IN WORKING CONDITION			Age If Known	N/A	COMMENTS
E.	MECHANICAL	Yes	No	Do Not Know			
1	Air conditioning:						
	Evaporative cooler NA						
	Window units NA						
	Central X	X					
2	Attic/whole house fan NA						
3	Vent fans X	X					
4	Humidifier NA						
5	Air purifier NA						
6	Sauna NA						
7	Hot 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>	X					
	Fuel type <u>gas</u> Capacity <u>40 gal</u>	X					
12	Fireplace: Type <u>gas</u> Fuel <u>gas</u>	X					
13	Fireplace insert NA						
14	Stove: Type _____ Fuel _____ NA						
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 Hose Type _____ NA						
18	Overhead door X	X					
19	Entry gate system NA						
20	Elevator NA						

		IN WORKING CONDITION			Age If Known	N/A	COMMENTS
F.	WATER, SEWER & OTHER UTILITIES	Yes	No	Do Not Know			
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 NA						
9	Underground sprinkler system X	X					

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