



**RE/MAX<sup>®</sup>**  
**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: October 9, 2008  
 Property Address: 5665 WEST IDA DRIVE LITTLETON COLORADO 80123  
 Seller: MICHAEL K. SANDERS AND M MARIE SANDERS

**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						COMMENTS
Do any of the following conditions now exist or have they ever existed:		Yes	No	Do Not Know		
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						COMMENTS
		Yes	No	Do Not Know		
1	Roof problems		✓			
2	Roof material <u>TILE</u> Age <u>1998</u> Roof material _____ Age _____					
3	Roof leak: Past		✓			
4	Roof leak: Present		✓			
5	Damage to roof: Past		✓			
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						COMMENTS
		Yes	No	Do Not Know	Age If Known	
1	Built-in vacuum system & accessories					N/A
2	Clothes dryer					N/A
3	Clothes washer					N/A
4	Dishwasher	✓				
5	Disposal	✓				
6	Freezer	✓				NEW AS PART OF FRIDGE
7	Gas Grill					N/A
8	Hood					N/A
9	Microwave oven	✓				
10	Oven	✓				
11	Range	✓				
12	Refrigerator	✓				NEW
13	T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			✓		
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			✓		
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)

RE/MAX Professionals, Inc.

Buyer's Initials: \_\_\_\_\_ Seller's Initials: MS 0246 0827611040100  
 11:13 AM 10/9/2008

		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	✓			1998	
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input type="checkbox"/> Hardwire	✓			1998	
3	Light fixtures	✓				
4	Switches & outlets	✓				
5	Aluminum wiring			✓		
6	Electrical: Phase _____ Voltage _____	✓				
7	Telecommunications (T1, fiber, cable, satellite)			✓		
8	Inside telephone wiring & blocks/jacks	✓				
9	Abandoned communication cables: <input type="checkbox"/> Yes <input type="checkbox"/> No			✓		
10	Ceiling fans	✓				
11	Garage door opener	✓				
12	Garage door control(s) # _____ ✓	✓				
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					N/A
	Window units					N/A
	Central	✓			1998	
	Computer room					N/A
2	Attic/whole house fan					N/A
3	Vent fans			✓		
4	Humidifier					N/A
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:					
	Type <u>FURNACE</u> Fuel <u>GAS</u>	✓			1998	
	Type _____ Fuel _____					
11	Water heater: Number of _____					
	Fuel type <u>GAS</u> Capacity _____	✓				
12	Fireplace: Type _____ Fuel <u>GAS</u>	✓			1998	
13	Fireplace insert			✓		
14	Stove: Type <u>COOKTOP</u> Fuel <u>GAS</u>	✓				
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: <u>2008</u> <input type="checkbox"/> Do not know	✓				
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					N/A
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type _____					N/A
18	Overhead door	✓				
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 type="checkbox"/> No <input checked="" type="checkbox"/> Do not know					
4	Lift station (sewage ejector pump)					N/A
5	Drainage, storm sewers, retention ponds	✓				
6	Gray water storage/use					N/A
7	Plumbing problems: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do not know					
8	Sump pump					N/A
9	Underground sprinkler system	✓				
10	Fire sprinkler system					N/A

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