


RE/MAX Professionals Inc.

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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: 1/6/2009

Property Address: 642 CARR ST LAKEWOOD CO 80214

Seller: SHAUN NGUYEN

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					
	Do any of the following conditions now exist or have they ever existed:	Yes	No	Do Not Know	N/A	COMMENTS
1	Structural problems					
2	Moisture and/or water problems					
3	Damage due to termites, other insects, birds, animals 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, city or county violations					
B.	ROOF	Yes	No	Do Not Know	N/A	COMMENTS
1	Roof problems					
2	Roof material Age					
3	Roof material Age					
4	Roof leak: Past					
5	Roof leak: Present					
6	Damage to roof: Past					
7	Damage to roof: Present					
8	Roof under warranty until Transferable					
9	Roof work done while under current roof warranty					
10	Skylight problems					
11	Gutter or downspout problems					
IN WORKING CONDITION						
C.	APPLIANCES	Yes	No	Do Not Know	Age If Known	N/A
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					

10	Oven						
11	Range						
12	Refrigerator						
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						

IN WORKING CONDITION

D.	ELECTRICAL & TELECOMMUNICATIONS	Yes	No	Do Not Know	Age If Known	N/A	COMMENTS
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire						
3	Carbon Monoxide Alarm Battery <input type="checkbox"/> Hardwire						
4	Light fixtures						
5	Switches & outlets						
6	Aluminum wiring (110)						
7	Electrical: Phase Voltage Amps						
8	Telecommunications (T1, fiber, cable, satellite)						
9	Inside telephone wiring & blocks/jacks						
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	N/A	COMMENTS
1	Air conditioning: Evaporative cooler Window units Central						
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 Fuel Type Fuel						
11	Water heater: Number of Fuel type Capacity						
12	Fireplace: Type Fuel						
13	Fireplace insert						
14	Stove: Type Fuel						
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: <input type="checkbox"/> Do not know						
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
17	Radiant heating system <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type						
18	Overhead door						
19	Entry gate system						
20	Elevator/escalators						

IN WORKING CONDITION

F.	WATER, SEWER & OTHER UTILITIES	Yes	No	Do Not Know	Age If Known	N/A	COMMENTS
1	Water filter system <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
2	Water softener <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
3							

	Sewage problems <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
4	Lift station (sewage ejector pump)					
5	Drainage, storm sewers, retention ponds					
6	Grey water storage/use					
7	Plumbing problems <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
8	Sump pump					
9	Underground sprinkler system					
10	Fire sprinkler system					
11	Polybutylene pipe <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
12	Galvanized pipe <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
13	Backflow prevention device <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage					
14	Irrigation pump					
15	Well pump					

G. OTHER DISCLOSURES—IMPROVEMENTS		Yes	No	Do Not Know	N/A	COMMENTS
1	Included fixtures and equipment in working condition					
2						
3						
4						

II. GENERAL

H. USE, ZONING & LEGAL ISSUES		Yes	No	Do Not Know	N/A	COMMENTS
1	Zoning violation, variance, conditional use, enforceable PUD or non-conforming use					
2	Notice or threat of condemnation proceedings					
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved					
4	Violation of restrictive covenants or owners' association rules or regulations					
5	Any building or improvements constructed within the past one year from this Date without approval by the Association or the designated approving body					
6	Notice of zoning action related to the Property					
7	Other legal action					

I. ACCESS, PARKING, DRAINAGE & SIGNAGE		Yes	No	Do Not Know	N/A	COMMENTS
1	Any access problems					
2	Roads, driveways, trails or paths through the Property used by others					
3	Public highway or county road bordering the Property					
4	Any proposed or existing transportation project that affects or is expected to affect the Property					
5	Encroachments, boundary disputes or unrecorded easements					
6	Shared or common areas with adjoining properties					
7	Requirements for curb, gravel/paving, landscaping					
8	Flooding or drainage problems: Past					
9	Flooding or drainage problems: Present					

J. WATER & SEWER SUPPLY		Yes	No	Do Not Know	N/A	COMMENTS
1	Water Rights Type					
2	Water tap fees paid in full					
3	Sewer tap fees paid in full					
4	Subject to augmentation plan					
5	Well required to be metered					
6	Type of water supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: _____ <input type="checkbox"/> Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are Not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> Not The Water Provider for the Property can be contacted at:					

Name: _____ Address: _____
 Web Site: _____ Phone No.: _____

There is neither a Well nor a Water Provider for the Property. The source of potable water for the Property is [describe source]:

SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.

7 Type of sanitary sewer service: Public Community Septic System None Other
 If the Property is served by an on-site septic system, supply to buyer a copy of the permit.
 Type of septic system: Tank Leach Lagoon

K. ENVIRONMENTAL CONDITIONS					
Do any of the following conditions now exist or have they ever existed:					
	Yes	No	Do Not Know	N/A	COMMENTS
1					Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products
2					Underground storage tanks
3					Aboveground storage tanks
4					Underground transmission lines
5					Pets kept on the Property
6					Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill
7					Monitoring wells or test equipment
8					Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property
9					Mine shafts, tunnels or abandoned wells on the Property
10					Within governmentally designated geological hazard or sensitive area
11					Within governmentally designated flood plain or wetland area
12					Dead, diseased or infested trees or shrubs
13					Environmental assessments, studies or reports done involving the physical condition of the Property
14					Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells
15					Interior of Improvements of Property Tobacco smoke-free
16					Other environmental problems

L. COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY					
	Yes	No	Do Not Know	N/A	COMMENTS
1					Property is part of an owners' association
2					Special assessments or increases in regular assessments approved by owners' association but not yet implemented
3					Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association but outside the Seller's Property or Unit).

M. OTHER DISCLOSURES — GENERAL					
	Yes	No	Do Not Know	N/A	COMMENTS
1					Any part of the Property leased to others (written or oral)
2					Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property
3					Any property insurance claim submitted (whether paid or not)
4					Structural, architectural and engineering plans and/or specifications for any existing improvements
5					Property was previously used as a methamphetamine laboratory and not remediated to state standards
6					Government special improvements approved, but not yet installed, that may become a lien against the Property
7					

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This form is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER:

Failure to disclose a known material defect may result in legal liability.

