

RE/MAX Professionals

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

COLORADO'S MOST PRESTIGIOUS REAL ESTATE COMPANY

Littleton, Colorado

(303) 932-3306

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: 11/19/10

Property Address: 5604 SOUTH EATON STREET DENVER COLORADO 80123

Seller: JON S. MCEVERS and ERIN L. MCEVERS

I. IMPROVEMENTS

A. STRUCTURAL CONDITIONS		Yes	No	Do Not Know	N/A	COMMENTS	
Do any of the following conditions now exist or have they ever existed:							
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				Hail 7/20/09 - Roof only	
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				Hail damage 7/20/09	
2	Roof material <u>Composition</u> Age <u>0 months</u>					New roof 1/14/2010	
3	Roof leak: Past		X				
4	Roof leak: Present		X				
5	Damage to roof: Past	X				Hail	
6	Damage to roof: Present		X				
7	Roof under warranty until <u>2040</u> . Transferable <u>yes</u>	X					
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					X	
2	Clothes dryer	X			1	X	
3	Clothes washer	X			1	X	
4	Dishwasher	X			1/2		
5	Disposal	X				X	
6	Freezer	X			5	X	
7	Gas Grill	X			6	X	
8	Hood	X			10		
9	Microwave oven	X			1		
10	Oven	X			1/2		
11	Range	X			1/2		
12	Refrigerator	X			6		
13	T.V. antenna: <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased	X					Direct TV
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased	X					Direct TV
15	Trash Compactor					X	

The printed portions of this form, except *differentiated* additions, have been approved by the Colorado Real Estate Commission. (SPD 29-5-09) (Mandatory 7-09)

RE/MAX Professionals, Inc.

Buyer's Initials: _____
11/19/2009 1:59 PM

Seller's Initials: JS 0246 0930909490232
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		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	11		
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	X			11		
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	X			1		
4	Light fixtures	X			11		
5	Switches & outlets	X			11		
6	Aluminum wiring (110)			X			
7	Electrical <u>Phase 1</u> Amps <u>150</u>			X			
8	Telecommunications (T1, fiber, cable, satellite)	X					
9	Inside telephone wiring & blocks/jacks	X					
10	Ceiling fans					X	
11	Garage door opener	X			11		
12	Garage door control(s) # <u>1 each</u>	X					
13	Intercom/doorbell			X			
14	In-wall speakers					X	
15	220 volt service			X			
16	Landscape lighting					X	

		IN WORKING CONDITION			Age If Known	N/A	COMMENTS
E.	MECHANICAL	Yes	No	Do Not Know			
1	Air conditioning:						
	Evaporative cooler	X				X	
	Window units					X	
	Central	X					
2	Attic/whole house fan	X				X	
3	Vent fans	X					
4	Humidifier					X	
5	Air purifier					X	
6	Sauna					X	
7	Hot tub or spa					X	
8	Steam room/shower					X	
9	Pool					X	
10	Heating system: Type <u>Central</u> Fuel <u>Nat. Gas</u> Type _____ Fuel _____	X					
11	Water heater: Number of <u>1</u> Fuel type <u>Nat. Gas</u> Capacity <u>50 gal</u>	X					
12	Fireplace: Type _____ Fuel <u>Nat. Gas</u>	X					
13	Fireplace insert					X	
14	Stove: Type <u>Slide-in</u> Fuel <u>Electric</u>					X	
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					X	
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type _____					X	
18	Overhead door	X					
19	Entry gate system					X	
20	Elevator					X	

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

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