

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SPD29-5-09) (Mandatory 7-09)

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: 4/22/2010

Property Address: 4338 SWANSBORO WAY HIGHLANDS RANCH 80126

Seller: CLAYTON TRUMPOLT and NANCY TRUMPOLT

I. IMPROVEMENTS						
A. STRUCTURAL CONDITIONS	Do any of the following conditions now exist or have they ever existed:				COMMENTS	
	Yes	No	Do Not Know	N/A		
1		<input checked="" type="checkbox"/>				
2		<input checked="" type="checkbox"/>				
3		<input checked="" type="checkbox"/>				
4		<input checked="" type="checkbox"/>				
5		<input checked="" type="checkbox"/>				
6		<input checked="" type="checkbox"/>				
7				<input checked="" type="checkbox"/>		
8				<input checked="" type="checkbox"/>		
9		<input checked="" type="checkbox"/>				
B. ROOF	Yes	No	Do Not Know	N/A	COMMENTS	
1		<input checked="" type="checkbox"/>				
2					Roof material COMPOSITE Age 1997	
3		<input checked="" type="checkbox"/>				
4		<input checked="" type="checkbox"/>				
5		<input checked="" type="checkbox"/>				
6		<input checked="" type="checkbox"/>				
7			<input checked="" type="checkbox"/>		Roof under warranty until Transferable	
8		<input checked="" type="checkbox"/>			Roof work done while under current roof warranty	
9				<input checked="" type="checkbox"/>	Skylight problems	
10		<input checked="" type="checkbox"/>			Gutter or downspout problems	
C. APPLIANCES	Yes	No	Do Not Know	Age If Known	N/A	COMMENTS
1					<input checked="" type="checkbox"/>	
2	<input checked="" type="checkbox"/>					
3	<input checked="" type="checkbox"/>					
4	<input checked="" type="checkbox"/>					
5	<input checked="" type="checkbox"/>					
6					<input checked="" type="checkbox"/>	
7					<input checked="" type="checkbox"/>	
8					<input checked="" type="checkbox"/>	
9						
10	<input checked="" type="checkbox"/>					
11	<input checked="" type="checkbox"/>					Range COOKTOP

8	Sump pump					X	
9	Underground sprinkler system	X					FRONT & REAR
10	Fire sprinkler system					X	
11	Polybutylene pipe <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know						ALL COPPER
12	Galvanized pipe <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know						" "
13	Backflow prevention device <input type="checkbox"/> Domestic <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage	X					
14	Irrigation pump					X	
15	Well pump					X	

G. OTHER DISCLOSURES—IMPROVEMENTS	Yes	No	Do Not Know	N/A	COMMENTS	
1	Included fixtures and equipment in working condition					
2	Water softener	X				
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		X			
2	Notice or threat of condemnation proceedings		X			
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		X			
4	Violation of restrictive covenants or owners' association rules or regulations		X			
5	Any building or improvements constructed within the past one year from this Date without approval by the Association or the designated approving body		X			
6	Notice of zoning action related to the Property		X			
7	Other legal action		X			

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

J. WATER & SEWER SUPPLY	Yes	No	Do Not Know	N/A	COMMENTS	
1	Water Rights Type <u>public</u>	X				
2	Water tap fees paid in full	X				
3	Sewer tap fees paid in full	X				
4	Subject to augmentation plan		X			
5	Well required to be metered				X	
6	Type of water supply: <input checked="" 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"/> No. The Water Provider for the Property can be contacted at: Name: _____ Address: _____ Web Site: _____ Phone No.: _____ <input type="checkbox"/> 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					

Buyer(s) Initials _____

Seller(s) Initials _____

WATER SUPPLIES						
7	Type of sanitary sewer service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other <input type="checkbox"/> If the Property is served by an on-site septic system, supply to buyer a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> 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		X			
2	Underground storage tanks		X			
3	Aboveground storage tanks		X			
4	Underground transmission lines	X				
5	Pets kept on the Property	X				
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		X			
7	Monitoring wells or test equipment		X			
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property		X			
9	Mine shafts, tunnels or abandoned wells on the Property		X			
10	Within governmentally designated geological hazard or sensitive area		X			
11	Within governmentally designated flood plain or wetland area		X			
12	Dead, diseased or infested trees or shrubs		X			
13	Environmental assessments, studies or reports done involving the physical condition of the Property		X			
14	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		X			
15	Interior improvements of Property tobacco smoke-free	X				
16	Other environmental problems		X			
L. COMMON INTEREST COMMUNITY ASSOCIATION PROPERTY						
		Yes	No	Do Not Know	N/A	COMMENTS
1	Property is part of an owners' association		X			
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		X			
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).		X			
M. OTHER DISCLOSURES — GENERAL						
		Yes	No	Do Not Know	N/A	COMMENTS
1	Any part of the Property leased to others (written or oral)		X			
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property		X			
3	Any property insurance claim submitted (whether paid or not)		X			
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		X			
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		X			
6	Government special improvements approved, but not yet installed, that may become a lien against the Property		X			

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.

The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's CURRENT ACTUAL KNOWLEDGE.

