

RE/MAX Professionals

COLORADO'S MOST *P*RESTIGIOUS REAL ESTATE COMPANY

**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: 5/16/10

Property Address: 6057 WEST PROGRESS AVENUE DENVER COLORADO 80123

Seller: JOHN M. WORGAN and SHANNON WORGAN

I. IMPROVEMENTS

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	✓				ROOF 2009, REPLACED	
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	✓				HAIL DAMAGE 2009, REPLACED	
2	Roof material <u>ASPHALT SHINGLES</u> Age <u>LESS THAN ONE YEAR</u>						
3	Roof leak: Past		✓				
4	Roof leak: Present		✓				
5	Damage to roof: Past	✓				HAIL DAMAGE 2009, REPLACED	
6	Damage to roof: Present		✓				
7	Roof under warranty until <u>2040</u> . Transferable <u>YES</u>	✓					
8	Roof work done while under current roof warranty				✓		
9	Skylight problems				✓		
10	Gutter or downspout problems		✓				
IN WORKING CONDITION							
C. APPLIANCES							
		Yes	No	Do Not Know	Age If Known	N/A	COMMENTS
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					✓	

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)

		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 checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	✓						
3	Carbon Monoxide Alarm: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire					✓		
4	Light fixtures	✓						
5	Switches & outlets	✓						
6	Aluminum wiring (110)					✓		
7	Electrical Phase Amps <u>220</u>	✓						
8	Telecommunications (T1, fiber, cable, satellite)					✓		
9	Inside telephone wiring & blocks/jacks	✓						
10	Ceiling fans	✓						
11	Garage door opener	✓						
12	Garage door control(s) # <u>2</u>	✓						
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 <u>FOLLOWED AIR</u> Fuel <u>GAS</u> Type _____ Fuel _____	✓						
11	Water heater: Number of <u>1</u> Fuel type <u>GAS</u> Capacity <u>40</u>	✓						
12	Fireplace: Type <u>GAS</u> Fuel <u>GAS</u>	✓						
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					✓		

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

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