

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: 6/10/2010

Property Address: 7234 W PORTLAND AVE LITTLETON 80128

Seller: MARK REINIG

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	Structural problems		<input checked="" type="checkbox"/>			
2	Moisture and/or water problems		<input checked="" type="checkbox"/>			
3	Damage due to termites, other insects, birds, animals or rodents		<input checked="" type="checkbox"/>			
4	Damage due to hail, wind, fire or flood		<input checked="" type="checkbox"/>			
5	Cracks, heaving or settling problems		<input checked="" type="checkbox"/>			
6	Exterior wall or window problems		<input checked="" type="checkbox"/>			
7	Exterior Artificial Stucco (EIFS)			<input checked="" type="checkbox"/>		
8	Any additions or alterations made		<input checked="" type="checkbox"/>			
9	Building code, city or county violations		<input checked="" type="checkbox"/>			
B. ROOF						
	Yes	No	Do Not Know	N/A	COMMENTS	
1	Roof problems		<input checked="" type="checkbox"/>			
2	Roof material Age <u>6 mo's</u>					
3	Roof leak: Past		<input checked="" type="checkbox"/>			
4	Roof leak: Present		<input checked="" type="checkbox"/>			
5	Damage to roof: Past		<input checked="" type="checkbox"/>			
6	Damage to roof: Present		<input checked="" type="checkbox"/>			
7	Roof under warranty until <u>Transferable</u>			<input checked="" type="checkbox"/>		
8	Roof work done while under current roof warranty			<input checked="" type="checkbox"/>		
9	Skylight problems		<input checked="" type="checkbox"/>			
10	Gutter or downspout problems		<input checked="" type="checkbox"/>			
C. APPLIANCES						
	Yes	No	Do Not Know	Age If Known	N/A	COMMENTS
1	Built-in vacuum system & accessories					<input checked="" type="checkbox"/>
2	Clothes dryer					<input checked="" type="checkbox"/>
3	Clothes washer					<input checked="" type="checkbox"/>
4	Dishwasher	<input checked="" type="checkbox"/>		<u>1 yr.</u>		
5	Disposal	<input checked="" type="checkbox"/>				
6	Freezer					<input checked="" type="checkbox"/>
7	Gas grill					<input checked="" type="checkbox"/>
8	Hood					<input checked="" type="checkbox"/>
9	Microwave oven	<input checked="" type="checkbox"/>				
10	Oven	<input checked="" type="checkbox"/>				
11	Range	<input checked="" type="checkbox"/>				

Buyer(s) Initials _____

Seller(s) Initials MR

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

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

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

J. WATER & SEWER SUPPLY		Yes	No	Do Not Know	N/A	COMMENTS
1	Water Rights Type		<input checked="" type="checkbox"/>			
2	Water tap fees paid in full	<input checked="" type="checkbox"/>				
3	Sewer tap fees paid in full	<input checked="" type="checkbox"/>				
4	Subject to augmentation plan		<input checked="" type="checkbox"/>			
5	Well required to be metered				<input checked="" type="checkbox"/>	
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 MMR

