

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 *P*RESTIGIOUS 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: 7/15/10

Property Address: 1282 SAVANNAH SPARROW DRIVE HIGHLANDS RANCH COLORADO 80129

Seller: BELINDA K. BREHMER

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	✓				pipe in kitchen/fixed	
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	✓				front steps	
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 <u>concrete</u> Age <u>14</u>						
	Roof material <u>AS</u> Age _____						
3	Roof leak: Past		✓				
4	Roof leak: Present		✓				
5	Damage to roof: Past		✓				
6	Damage to roof: Present		✓				
7	Roof under warranty until _____ Transferable _____		✓				
8	Roof work done while under current roof warranty		✓				
9	Skylight problems		✓		NA		
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 checked="" 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			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	✓					
2	Smoke/fire detectors: <input 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 <u>220</u> 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) # <u>2</u>	✓					
13	Intercom/doorbell	✓					
14	In-wall speakers	✓					
15	220 volt service			✓			
16	Landscape lighting					✓	

		IN WORKING CONDITION			Age If Known	N/A	COMMENTS
E.	MECHANICAL	Yes	No	Do Not Know			
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>forced air</u> Fuel <u>gas</u>	✓					
	Type _____ Fuel _____						
11	Water heater: Number of <u>1</u>						
	Fuel type <u>gas</u> Capacity <u>40-50gal</u>	✓					
12	Fireplace: Type _____ Fuel <u>gas</u>	✓					
13	Fireplace insert					✓	
14	Stove: Type _____ Fuel <u>gas</u>	✓					
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					✓	
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			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					✓	
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	✓					

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)

