

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: 8/4/2010

Property Address: 3945 Sheridan Blvd Wheat Ridge 80212
 Seller: Si Nguyen

*Seller never lived
 in home*

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									
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									
<hr/>										
B. ROOF					Yes	No	Do Not Know	N/A	COMMENTS	
1	Roof problems									
2	Roof material Age									
3	Roof material 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									
10	Gutter or downspout problems									
<hr/>										
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									

Buyer(s) Initials _____

Seller(s) Initials _____

SN

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						

		IN WORKING CONDITION					COMMENTS
D.	ELECTRICAL & TELECOMMUNICATIONS	Yes	No	Do Not Know	Age If Known	N/A	
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire						
3	Carbon Monoxide Alarm Battery <input type="checkbox"/> Hardwire						
4	Light fixtures						
5	Switches & outlets						
6	Aluminum wiring (110)						
7	Electrical: 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) #						
13	Intercom/doorbell						
14	In-wall speakers						
15	220 volt service						
16	Landscape lighting						

		IN WORKING CONDITION					COMMENTS
E.	MECHANICAL	Yes	No	Do Not Know	Age If Known	N/A	
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 Fuel						
	Type Fuel						
11	Water heater: Number of Fuel type Capacity						
12	Fireplace: Type Fuel						
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						
18	Overhead door						
19	Entry gate system						
20	Elevator						

		IN WORKING CONDITION					COMMENTS
F.	WATER, SEWER & OTHER UTILITIES	Yes	No	Do Not Know	Age If Known	N/A	
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 type="checkbox"/> No <input type="checkbox"/> Do not know						
4	Lift station (sewage ejector pump)						
5	Drainage, storm sewers, retention ponds						
6	Grey water storage/use						
7	Plumbing problems <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know						

Buyer(s) Initials _____

Seller(s) Initials _____

SN

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

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

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

J. WATER & SEWER SUPPLY		Yes	No	Do Not Know	N/A	COMMENTS
1	Water Rights Type					
2	Water tap fees paid in full					
3	Sewer tap fees paid in full					
4	Subject to augmentation plan					
5	Well required to be metered					
6	Type of water supply: <input 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 SN

WATER SUPPLIES.

7 Type of sanitary sewer service: Public Community Septic System None Other

If the Property is served by an on-site septic system, supply to buyer a copy of the permit.

Type of septic system: Tank Leach 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					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					

L. COMMON INTEREST COMMUNITY ASSOCIATION PROPERTY					
	Yes	No	Do Not Know	N/A	COMMENTS
1					
2					
3					

M. OTHER DISCLOSURES — GENERAL					
	Yes	No	Do Not Know	N/A	COMMENTS
1					
2					
3					
4					
5					
6					

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.

Buyer(s) Initials _____

Seller(s) Initials _____

SN

