



**RE/MAX<sup>®</sup>**  
**Professionals, Inc.**  
 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**  
 (ALL TYPES OF PROPERTIES)

**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. Broker may deliver a copy of this Disclosure to prospective buyers.

Note: If an item is not present at the Property insert "N/A" in the Comments column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded.

Date: April 4, 2007

Property Address:

5760 SOUTH BENTON CIRCLE

LITTLETON

COLORADO

80123

(Street Address)

City

State

Zip

Seller:

KARIN G. CASEY

**I. IMPROVEMENTS**

If this box is checked, there are no structures or improvements on the Property; do not complete Sections A - G.

A. STRUCTURAL CONDITIONS		Yes	No	Do Not Know	COMMENTS
To Seller's current actual knowledge, do any of the following conditions now exist or have they ever existed:					
1	Structural problems		X		
2	Moisture and/or water problems	X			Original drainage system not connected properly; mitigated in 2003.
3	Damage due to termites, other insects or rodents		X		
4	Damage due to hail, wind, fire or flood		X		
5	Cracks, heaving or settling problems		X		Minor settling @ driveway
6	Exterior wall or window problems		X		
7	Exterior Artificial Stucco (EIFS)		X		Hard coat
8	Any additions or alterations made without a required building permit		X		
9	Building code violations		X		

B. ROOF		Yes	No	Do Not Know	COMMENTS
1	Roof problems		X		
2	Roof material <u>concrete tile</u> Age <u>9 yrs</u>				
	Roof material _____ Age _____				
3	Roof leak: Past		X		
4	Roof leak: Present		X		
5	Damage to roof: Past		X		
6	Damage to roof: Present		X		
7	Roof under warranty until _____ Transferable _____		X		
8	Roof work done while under current roof warranty		X		
9	Skylight problems				N/A
10	Gutter or down spout problems		X		

IN WORKING CONDITION

C. APPLIANCES		Yes	No	Do Not Know	Age If Known	COMMENTS
1	Built-in vacuum system & accessories					N/A
2	Clothes dryer					N/A
3	Clothes washer					N/A
4	Dishwasher	X				
5	Disposal	X				
6	Freezer					N/A
7	Gas Grill					N/A
8	Hood	X				Down draft
9	Microwave oven	X				
10	Oven	X				
11	Range	X				gas

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(Mandatory 1-07)

RE/MAX Professionals, Inc.

Buyer's Initials: \_\_\_\_\_

Seller's Initials: KGC

0246 0704314170043

9:35 AM 3/1/2007

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IN WORKING CONDITION					
C. APPLIANCES ( Continued )	Yes	No	Do Not Know	Age If Known	COMMENTS
12 Refrigerator	X				
13 T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					N/A
14 Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					N/A
15 Trash Compactor					N/A

IN WORKING CONDITION					
D. ELECTRICAL & TELECOMMUNICATIONS	Yes	No	Do Not Know	Age If Known	COMMENTS
1 Security system: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			X		Currently not used
2 Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	X				
3 Light fixtures	X				
4 Switches & outlets	X				
5 Aluminum wiring					N/A
6 Electrical: Phase <u>1</u> Voltage <u>220</u>					
7 Telecommunications (T1, fiber, cable, satellite)	X				
8 Inside telephone wiring & blocks/jacks	X				
9 Abandoned communication cables: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		X			
10 Ceiling fans					N/A
11 Garage door opener	X				
12 Garage door control(s) # <u>3</u>	X				
13 Intercom/doorbell	X				Doorbell only
14 In-wall speakers	X				
15 220 volt service	X				
16 Landscape lighting	X				

IN WORKING CONDITION					
E. MECHANICAL	Yes	No	Do Not Know	Age If Known	COMMENTS
1 Air conditioning:					
Evaporative cooler					N/A
Window units					N/A
Central	X				
Computer room					N/A
2 Attic/whole house fan					N/A
3 Vent fans	X				
4 Humidifier					N/A
5 Air purifier					N/A
6 Sauna					N/A
7 Hot tub or spa					N/A
8 Steam room/shower					N/A
9 Pool					N/A
10 Heating system:					
Type <u>Forced Air</u> Fuel <u>Gas</u>					
Type _____ Fuel _____					
11 Water heater: Number of <u>2</u>					
Fuel type <u>Gas</u> Capacity _____					
12 Fireplace: Type <u>Gas</u> Fuel <u>Gas</u>					
13 Fireplace insert					N/A
14 Stove: Type _____ Fuel _____					N/A
15 When was fireplace/wood stove, chimney/flue last cleaned:					
Date: _____ <input type="checkbox"/> Do not know					N/A
16 Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					N/A
17 Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior					
Hose Type _____					N/A
18 Overhead door	X				
19 Entry gate system					N/A
20 Elevator/escalators					N/A
21 Lift/hoist/crane					N/A

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		IN WORKING CONDITION				
F.	WATER, SEWER & OTHER UTILITIES	Yes	No	Do Not Know	Age If Known	COMMENTS
1	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	N/A				
2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	N/A				
3	Sewage problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
4	Lift station (sewage ejector pump)	N/A				
5	Drainage, storm sewers, retention ponds	N/A				
6	Gray water storage/use	N/A				
7	Plumbing problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
8	Sump pump		X			
9	Underground sprinkler system		X			
10	Fire sprinkler system	N/A				
11	Polybutylene pipe: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
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	N/A				
15	Well pump	N/A				

G.	OTHER DISCLOSURES - IMPROVEMENTS	Yes	No	Do Not Know	COMMENTS
1	Included fixtures and equipment in working condition				
2					
3					
4					

**II. GENERAL**

H.	USE, ZONING & LEGAL ISSUES	Yes	No	Do Not Know	COMMENTS
1	Current use of the Property				
2	Zoning violation, variance, conditional use, enforceable PUD or non-conforming use		X		
3	Notice or threat of condemnation proceedings		X		
4	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		X		
5	Violation of restrictive covenants or owners' association rules or regulations		X		
6	Notice of zoning action related to the Property		X		
7	Notice of ADA complaint or report		X		
8	Other legal action		X		

I.	ACCESS, PARKING, DRAINAGE & SIGNAGE	Yes	No	Do Not Know	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 border the Property		X		
4	Encroachments, boundary disputes or unrecorded easements		X		
5	Shared or common areas with adjoining properties		X		
6	Cross-parking agreement, covenants, easements		X		
7	Requirements for curb, gravel/paving, landscaping		X		
8	Flooding or drainage problems: Past		X		
9	Flooding or drainage problems: Present		X		
10	Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased	N/A			
11	Signs: Government or private restriction problems		X		

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J. WATER & SEWER SUPPLY	Yes	No	Do Not Know	COMMENTS
1 Water rights Type _____		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 <input type="checkbox"/> Other _____ If the Property is served by a well, supply to Buyer a copy of the well permit and drilling records. Well Permit #: _____ Water Company Name: _____				
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 _____ 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	Yes	No	Do Not Know	COMMENTS
To Seller's current actual knowledge, do any of the following conditions now exist or have they existed:				
1 Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater and other sludge, radon, methane, 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 Governmentally designated noxious weeds (within last 3 years only) If yes, see Section O.		X		
13 Dead, diseased or infested trees or shrubs		X		
14 Environmental assessments, studies or reports done involving the physical condition of the Property	X	<del>X</del>		An environmental, drainage + mold inspections completed 5/2003. Available upon request. All remediation work on drainage system and mold completed 8/2003.
15 Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		X		
16 Endangered species on the Property		X		
17 Archeological features, fossils, or artifacts on the Property		X		
18 Property previously used as a methamphetamine laboratory		X		
19 Interior of Improvements of Property Smoke-free	X			
20 Other environmental problems		X		

L. ASSESSMENTS & LIENS	Yes	No	Do Not Know	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 Government special improvements approved, but not yet installed, that may become a lien against the Property		X		

M. OTHER DISCLOSURES - GENERAL	Yes	No	Do Not Know	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 Work done under an insurance claim	X			
4 Structural, architectural and engineering plans and/or specifications for any existing improvements		X		frozen pipe 12/05; sump pump coupling disengaged resulting overflow in water on floor 3/03.
5				
6				
7				

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