



**RE/MAX Professionals Inc.**  
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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SPD19-10-06) (Mandatory 1-07)

**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: 4/13/2007

Property Address: 2680 BLAKE STREET #14 DENVER CO 80205

Seller: JOEL M SMITH and TAMMY L SMITH

<b>I. IMPROVEMENTS</b>						
<input type="checkbox"/> If this box is checked, there are no structures or improvements on the Property; do not complete Sections A-G						
<b>A.</b>	<b>STRUCTURAL CONDITIONS</b>					
	To Seller's current actual knowledge, do any of the following conditions now exist or have they ever existed:	Yes	No	Do Not Know	COMMENTS	
1	Structural problems		●			
2	Moisture and/or water problems		●			
3	Damage due to termites, other insects 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 without a required building permit		●			
9	Building code violations		●			
<b>B.</b>	<b>ROOF</b>	Yes	No	Do Not Know	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 2007 Transferable y	●				
8	Roof work done while under current roof warranty		●			
9	Skylight problems		●			
10	Gutter or downspout problems		●			
<b>IN WORKING CONDITION</b>						
<b>C.</b>	<b>APPLIANCES</b>	Yes	No	Do Not Know	Age If Known	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="radio"/> Owned <input type="radio"/> Leased					

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14	Satellite system or DSS dish <input type="radio"/> Owned <input type="radio"/> Leased					
15	Trash compactor					
<b>IN WORKING CONDITION</b>						
<b>D.</b>	<b>ELECTRICAL &amp; TELECOMMUNICATIONS</b>	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Age If Known</b>	<b>COMMENTS</b>
1	Security system: <input type="radio"/> Owned <input type="radio"/> Leased					
2	Smoke/fire detectors: <input type="radio"/> Battery <input checked="" type="radio"/> Hardwire	<input checked="" type="radio"/>				
3	Light fixtures	<input checked="" type="radio"/>				
4	Switches & outlets	<input checked="" type="radio"/>				
5	Aluminum wiring					
6	Electrical: 1 Phase 220 Voltage	<input checked="" type="radio"/>				
7	Telecommunications (T1, fiber, cable, satellite)	<input checked="" type="radio"/>				
8	Inside telephone wiring & blocks/jacks			<input checked="" type="radio"/>		
9	Abandoned communication cables <input type="radio"/> Yes <input type="radio"/> No					
10	Ceiling fans					
11	Garage door opener	<input checked="" type="radio"/>				
12	Garage door control(s) # 2	<input checked="" type="radio"/>				
13	Intercom/doorbell	<input checked="" type="radio"/>				
14	In-wall speakers					
15	220 volt service	<input checked="" type="radio"/>				
16	Landscape lighting					
<b>IN WORKING CONDITION</b>						
<b>E.</b>	<b>MECHANICAL</b>	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Age If Known</b>	<b>COMMENTS</b>
1	Air conditioning:					
	Evaporative cooler					
	Window units					
	Central	<input checked="" type="radio"/>				
	Computer room					
2	Attic/whole house fan					
3	Vent fans	<input checked="" type="radio"/>				
4	Humidifier					
5	Air purifier					
6	Sauna					
7	Hot tub or spa					
8	Steam room/shower					
9	Pool					
10	Heating system: Type forced air Fuel gas Type Fuel	<input checked="" type="radio"/>				
11	Water heater: Number of 1 Fuel type gas Capacity 50 gal	<input checked="" type="radio"/>				
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="radio"/> Owned <input type="radio"/> Leased					
17	Radiant heating system <input type="radio"/> Interior <input type="radio"/> Exterior Hose Type					
18	Overhead door	<input checked="" type="radio"/>				
19	Entry gate system					
20	Elevator/escalators					
21	Lift/hoist/crane					
<b>IN WORKING CONDITION</b>						
<b>F.</b>	<b>WATER, SEWER &amp; OTHER UTILITIES</b>	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Age If Known</b>	<b>COMMENTS</b>
1	Water filter system <input type="radio"/> Owned <input type="radio"/> Leased					
2	Water softener <input type="radio"/> Owned <input type="radio"/> Leased					
3	Sewage problems <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> 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="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Do not know					
8	Sump pump					

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9	Underground sprinkler system				
10	Fire sprinkler system				
11	Polybutylene pipe <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Do not know				
12	Galvanized pipe <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> 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	COMMENTS
1	Included fixtures and equipment in working condition			
2	Reinforced For Hot Tub on Roof Deck	<input checked="" type="radio"/>		
3	Gas Line for BBQ on Roof Deck	<input checked="" type="radio"/>		
4				

**II. GENERAL**

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

I. ACCESS, PARKING, DRAINAGE & SIGNAGE	Yes	No	Do Not Know	COMMENTS
1	Any access problems		<input checked="" type="radio"/>	
2	Roads, driveways, trails or paths through the Property used by others		<input checked="" type="radio"/>	
3	Public highway or county road bordering the Property		<input checked="" type="radio"/>	
4	Encroachments, boundary disputes or unrecorded easements		<input checked="" type="radio"/>	
5	Shared or common areas with adjoining properties	<input checked="" type="radio"/>		
6	Cross-parking agreement, covenants, easements	<input checked="" type="radio"/>		
7	Requirements for curb, gravel/paving, landscaping		<input checked="" type="radio"/>	
8	Flooding or drainage problems: Past		<input checked="" type="radio"/>	
9	Flooding or drainage problems: Present		<input checked="" type="radio"/>	
10	Signs: <input type="radio"/> Owned <input checked="" type="radio"/> Leased			
11	Signs: Government or private restriction problems		<input checked="" type="radio"/>	

J. WATER & SEWER SUPPLY	Yes	No	Do Not Know	COMMENTS
1	Water Rights Type		<input checked="" type="radio"/>	
2	Water tap fees paid in full	<input checked="" type="radio"/>		
3	Sewer tap fees paid in full	<input checked="" type="radio"/>		
4	Subject to augmentation plan		<input checked="" type="radio"/>	
5	Well required to be metered		<input checked="" type="radio"/>	
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 <input type="checkbox"/> 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 <b>now exist or have they existed</b> :			
	Hazardous materials on the Property, such as radioactive,			

Initials \_\_\_\_\_

