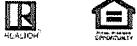




**RE/MAX<sup>®</sup>**  
**Professionals, Inc.**  
 Littleton, Colorado  
 (303) 932-3306



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. 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 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: *Friday, June 13, 2008*

Property Address:

*5732 SOUTH BENTON WAY LITTLETON COLORADO 80123*

Seller:

*SANG THANH DANG AND DANH THI NGUYEN*

**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
Do any of the following conditions now exist or have they ever existed:				
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		✓		
9 Building code violations		✓		

B. ROOF	Yes	No	Do Not Know	COMMENTS
1 Roof problems				
2 Roof material <i>concrete tile</i> Age <i>7</i>				
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		✓		

IN WORKING CONDITION

C. APPLIANCES	Yes	No	Do Not Know	Age If Known	COMMENTS
1 Built-in vacuum system & accessories					<i>NA</i>
2 Clothes dryer		✓			<i>NA</i>
3 Clothes washer		✓			<i>NA</i>
4 Dishwasher		✓			
5 Disposal		✓			
6 Freezer					<i>NA</i>
7 Gas Grill					<i>NA</i>
8 Hood		✓			
9 Microwave oven		✓			
10 Oven		✓			
11 Range		✓			
12 Refrigerator		✓			
13 T.V. antenna: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					<i>NA</i>
14 Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					<i>NA</i>
15 Trash Compactor					<i>NA</i>

The printed portions of this form, except *differentiated* additions, have been approved by the Colorado Real Estate Commission. (SPD 19-8-07)

(Mandatory 1-08)

		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	✓				
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	✓				
3	Light fixtures	✓				
4	Switches & outlets	✓				
5	Aluminum wiring		NA			
6	Electrical: Phase <u>1</u> Voltage <u>220</u>	✓				
7	Telecommunications (T1, fiber, cable, satellite)	✓				
8	Inside telephone wiring & blocks/jacks	✓				
9	Abandoned communication cables: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
10	Ceiling fans		NA			
11	Garage door opener	✓				
12	Garage door control(s) # <u>3</u>	✓				
13	Intercom/doorbell	✓				
14	In-wall speakers		NA			
15	220 volt service	✓				
16	Landscape lighting			✓		

		IN WORKING CONDITION				
E.	MECHANICAL	Yes	No	Do Not Know	Age If Known	COMMENTS
1	Air conditioning:					
	Evaporative cooler					
	Window units					
	Central	✓				
	Computer room					
2	Attic/whole house fan		NA			
3	Vent fans	✓				
4	Humidifier		NA			
5	Air purifier		NA			
6	Sauna		NA			
7	Hot tub or spa		NA			
8	Steam room/shower		NA			
9	Pool		NA			
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 <u>40 gal</u>	✓				
12	Fireplace: Type <u>gas</u> Fuel <u>gas</u>	✓				
13	Fireplace insert		NA			
14	Stove: Type <u>1</u> Fuel _____		NA			
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		NA			
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior					
	Hose Type _____		NA			
18	Overhead door			✓		
19	Entry gate system		NA			
20	Elevator/escalators		NA			
21	Lift/hoist/crane		NA			

		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		NA			
2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		NA			
3	Sewage problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
4	Lift station (sewage ejector pump)		NA			
5	Drainage, storm sewers, retention ponds		NA			
6	Gray water storage/use		NA			
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	✓				
10	Fire sprinkler system		NA			

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