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Independent Companies
Working Together

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.

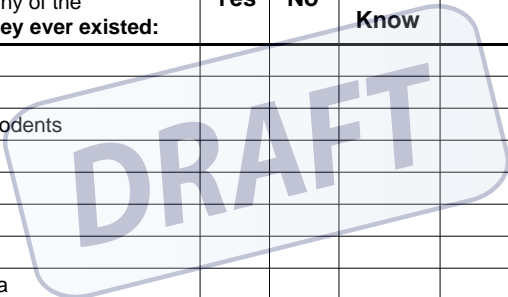
Date: _____
 Property Address: _____

 Seller: (Street Address) _____ City _____ State **COLORADO** Zip _____

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				
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.	ROOF	Yes	No	Do Not Know	COMMENTS
1	Roof problems				
2	Roof material _____ Age _____ 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 down spout problems				



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		IN WORKING CONDITION				
C.	APPLIANCES	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="checkbox"/> Owned <input type="checkbox"/> Leased					
14	Satellite system or DSS dish: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
15	Trash Compactor					

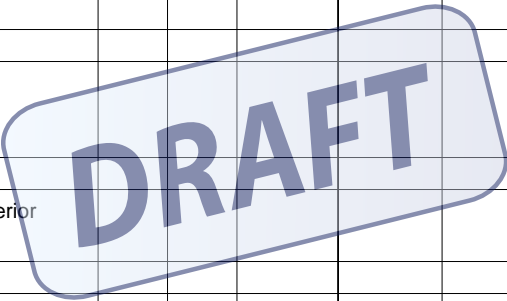


		IN WORKING CONDITION				
D.	ELECTRICAL & TELECOMMUNICATIONS	Yes	No	Do Not Know	Age If Known	COMMENTS
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire					
3	Light fixtures					
4	Switches & outlets					
5	Aluminum wiring					
6	Electrical: Phase _____ Voltage _____					
7	Telecommunications (T1, fiber, cable, satellite)					
8	Inside telephone wiring & blocks/jacks					
9	Abandoned communication cables: <input type="checkbox"/> Yes <input type="checkbox"/> No					
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				
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					
3	Vent fans					
4	Humidifier					
5	Air purifier					

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		IN WORKING CONDITION				
E.	MECHANICAL (Continued)	Yes	No	Do Not Know	Age If Known	COMMENTS
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 Hose Type _____					
18	Overhead door					
19	Entry gate system					
20	Elevator/escalators					
21	Lift/hoist/crane					



		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					
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	Gray water storage/use					
7	Plumbing problems: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
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					

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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				
3	Notice or threat of condemnation proceedings				
4	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved				
5	Violation of restrictive covenants or owners' association rules or regulations				
6	Notice of zoning action related to the Property				
7	Notice of ADA complaint or report				
8	Other legal action				



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

J.	WATER & SEWER SUPPLY	Yes	No	Do Not Know	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 <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 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				

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K.	ENVIRONMENTAL CONDITIONS <i>(other than a methamphetamine laboratory) Note 1</i> To Seller's current actual knowledge, do any of the following conditions now exist or have they existed:	Yes	No	Do Not Know	COMMENTS
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				
2	Underground storage tanks				
3	Aboveground storage tanks				
4	Underground transmission lines				
5	Pets kept on the Property				
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill				
7	Monitoring wells or test equipment				
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property				
9	Mine shafts, tunnels or abandoned wells on the Property				
10	Within governmentally designated geological hazard or sensitive area				
11	Within governmentally designated flood plain or wetland area				
12	Governmentally designated noxious weeds (within last 3 years only) If yes, see Section O.				
13	Dead, diseased or infested trees or shrubs				
14	Environmental assessments, studies or reports done involving the physical condition of the Property				
15	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells				
16	Endangered species on the Property				
17	Archeological features, fossils, or artifacts on the Property				
18	Property previously used as a methamphetamine laboratory				<i>Note 1</i>
19	Interior of Improvements of Property Smoke-free				
20	Other environmental problems				
L.	ASSESSMENTS & LIENS	Yes	No	Do Not Know	COMMENTS
1	Property is part of an owners' association				
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented				
3	Government special improvements approved, but not yet installed, that may become a lien against the Property				
M.	OTHER DISCLOSURES - GENERAL	Yes	No	Do Not Know	COMMENTS
1	Any part of the Property leased to others (written or oral)				
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property				
3	Work done under an insurance claim				
4	Structural, architectural and engineering plans and/or specifications for any existing improvements				
5	<i>Property was previously used as a methamphetamine laboratory and not remediated to state standards (Note 1)</i>				
6					
7					
8					
<i>Note 1: change per CREC interim language approved 4/3/2007</i>					
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ADVISORY TO BUYER:

Even though Seller has answered the above questions to the best of Seller's current actual knowledge, Buyer should obtain expert assistance to accurately and fully evaluate the Property regarding use and access, water, sewer, utilities, environmental and geological conditions, noxious weeds and other matters that may affect Buyer's use of the Property. Valuable information may be obtained from various local/state/federal agencies, and other experts may perform more specific evaluations of the Property.

Boundaries, location and ownership of fences, driveways, hedges, and similar items may become matters of dispute. A survey may be used to determine such matters.

The contract between Seller and Buyer controls if any item is included or excluded.

Buyer acknowledges that Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Buyer acknowledges that Seller's indication that an item is "working" is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes. Buyer hereby receipts for a copy of this Disclosure.

Buyer Date

Buyer Date

Buyer Date

Buyer Date



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