

**Coldwell Banker
The Colorado Rockies Real Estate Company
P.O. Box 1678
325 Fiedler Ave.
Dillon, CO 80435
Phone: (970) 468-9300, Fax: (970) 468-8406**

The printed portions of this form have been approved by the Colorado Real Estate Commission. (LC 18-1-03)

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

Date: April 27, 2004
Property Address: _____

Seller:

Date Original Building Permit Issued: _____

A.	APPLIANCES	IN WORKING CONDITION					COMMENTS
		Not Included	Yes	No	Do Not Know	Age If Known	
1	Built-in Vacuum Sys. &Accessories						
2	Clothes Dryer						
3	Clothes Washer						
4	Dishwasher						
5	Disposal						
6	Freezer						
7	GasGrill						
8	Hood						
9	Microwave Oven						
10	Oven						
11	Range						
12	Refrigerator						
13	Room Air Conditioner						
14	T.V. Antenna <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
15	Satellite System or DSS Dish <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
16	Trash Compactor						
17							
18							

PREPARED BY AGENT: Nancy K. Gregory, Broker Associate

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B.	ELECTRICAL SYSTEM	IN WORKING CONDITION					COMMENTS
		Not Included	Yes	No	Do Not Know	Age If Known	
1	Air Purifier						
2	Security System <input type="checkbox"/> Owned <input type="checkbox"/> Lease						
3	Ceiling Fan(s) # _____						
4	Garage Door Opener						
5	Garage Door Control(s) # _____						
6	Inside Telephone Wiring and Blocks/Jacks						
7	Intercom						
8	In-wall Speakers						
9	Smoke/Fire Detector(s)						
10	Light Fixtures						
11	Switches & Outlets						
12	Interior 110 Volt Aluminum Wiring <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know						
13	Vent Fan(s)						
14	Sauna						
15	220 Volt Service <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know						
16							
17							

C.	HEATING AND COOLING	IN WORKING CONDITION					COMMENTS
		Not Included	Yes	No	Do Not Know	Age If Known	
1	Attic/Whole House Fan						
2	Central Air Conditioning						
3	Evaporative Cooler						
4	Heating System: Type(s) _____ Fuel(s) _____						
5	Fireplace: Fuel(s) _____						
6	Fireplace Insert						
7	Stove: Fuel(s) _____						
8	When was fireplace/wood stove, chimney/flue last cleaned: Date _____ <input type="checkbox"/> Do Not Know						
9	Humidifier						
10	Propane Tank <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
11	Radiant Heating System <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type _____						
12							
13							

D.	WATER SYSTEMS
1	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. Well Permit # _____ Water Company name: _____
2	Other Water Rights included: <input type="checkbox"/> Yes <input type="checkbox"/> No
3	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.

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		<input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon					
		IN WORKING CONDITION					
		Not Included	Yes	No	Do Not Know	Age If Known	COMMENTS
4	Water Heater: Fuel Type						
5	Hot Tub or Spa						
6	Plumbing						
7	Polybutylene Pipe <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know						
8	Galvanized Pipe <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know						
9	Pool						
10	Sump Pump						
11	Underground Sprinkler System						
12	Fire Sprinkler System						
13	Water Purifier						
14	Water Softener <input type="checkbox"/> Owned <input type="checkbox"/> Leased						
15							
16							

E.	ROOF Age, if known: _____ years	Yes	No	Do Not Know	COMMENTS
1	Roof leak Past Present				
2	Damage to the roof Past Present				
3	Roof under warranty <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know				
4	Warranty transferable <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know				
5	Expiration Date of Warranty: _____				
6	Roof material				
7					
8					

F.	ENVIRONMENTAL CONDITIONS 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	Methane Gas				
2	Radon Gas (EPA encourages all buyers to test for radon.)				
3	Radioactive Materials				
4	Toxic Materials				
5	Urea Formaldehyde Foam Insulation (UFFI)				
6	Asbestos Type _____ Location _____				
7	Underground or above ground Storage Tank(s)				
8	Underground Transmission Lines				

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9	Pets kept on the Property				
10	Dead, diseased or infected trees or shrubs				
11	Governmentally designated Noxious Weeds (within the last 3 years only)				
12	Property used as, situated on, or adjacent to, a dump, land fill, or municipal solid waste land fill				
13	Mine shafts, tunnels or abandoned wells on the Property				
14	Within governmentally designated Flood Plain area				
15	Sliding, settling, upheaval, movement or instability of earth, or expansive soil of the Property				
16	Governmentally designated geological hazard or sensitive area				
17	Received any notice that a portion of the Property is a governmentally designated wetland area				
18	Sewage problems				
19					
20					

G.	STRUCTURAL CONDITIONS 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 wind, fire or flood				
5					
6					

H.	OTHER DISCLOSURES To Seller's current actual knowledge, do any of the following conditions now exist:	Yes	No	Do Not Know	COMMENTS
1	Encroachments, boundary disputes, unrecorded easements				
2	Shared or common areas with adjoining properties				
3	Zoning violations, variances, conditional use or non-conforming use				
4	Building Code violations				
5	Violation of restrictive covenants or owners' association rules or regulations				
6	Non-conforming use				
7	Notice of any adverse conditions about the Property from any governmental or quasi-governmental agency which have not been resolved				
8	Other legal action related to the Property				
9	Notice or threat of condemnation proceedings				
10	Property is part of an owners' association				
11	Special assessments or increases in regular assessments approved by the owners' association, but not yet implemented				
12	Governmental special improvements approved but not yet installed, which may become a lien against the Property				
13	Exterior Artificial Stucco				
14	Any additions or alterations made without a required building permit				
15					
16					

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Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services and/or home warranties may be purchased. This form is not intended as a substitute for an inspection of the Property. Buyer may engage an expert to further inspect the Property for mold.

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. Any changes will be disclosed by Seller to Buyer promptly after discovery. Seller hereby receipts for a copy of this Disclosure.

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

Seller's Email Address _____

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, other utilities, environmental and geological conditions, noxious weeds and other matters which 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.**

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 or use of the Property. Buyer hereby receipts for a copy of this Disclosure.

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

Buyer's Email Address _____