

**RE/MAX Professionals**

COLORADO'S MOST *P*RESTIGIOUS REAL ESTATE COMPANY

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 or if an item is not to be included in the sale, mark the "N/A" column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded; if there is an inconsistency between this form and the Contract, the Contract controls.

Date: June 15, 2009

Property Address: 3436 WESTBROOK LANE HIGHLANDS RANCH COLORADO 80129

Seller: GAVIN J. WEDGEWORTH and CONNIE S. WEDGEWORTH

**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	N/A	COMMENTS	
Do any of the following conditions now exist or have they ever existed:							
1	Structural problems		X				
2	Moisture and/or water problems		X				
3	Damage due to termites, other insects, birds, animals or rodents		X				
4	Damage due to hail, wind, fire or flood		X				
5	Cracks, heaving or settling problems		X				
6	Exterior wall or window problems		X				
7	Exterior Artificial Stucco (EIFS)		X				
8	Any additions or alterations made		X				
9	Building code, city or county violations		X				
B.	ROOF	Yes	No	Do Not Know	N/A	COMMENTS	
1	Roof problems		X				
2	Roof material <u>CONCRETE TILE</u> Age <u>8</u>						
	Roof material _____ Age _____						
3	Roof leak: Past		X				
4	Roof leak: Present		X				
5	Damage to roof: Past		X			<u>REPAIRED ONE</u>	
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		X				
10	Gutter or downspout problems		X				
IN WORKING CONDITION							
C.	APPLIANCES	Yes	No	Do Not Know	Age If Known	N/A	COMMENTS
1	Built-in vacuum system & accessories					X	
2	Clothes dryer					X	
3	Clothes washer					X	
4	Dishwasher	X					
5	Disposal	X					
6	Freezer					X	
7	Gas Grill					X	
8	Hood	X					
9	Microwave oven	X					
10	Oven	X					
11	Range	X					
12	Refrigerator	X					
13	T.V. antenna: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	X					
14	Satellite system or DSS dish: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	X					
15	Trash Compactor					X	

The printed portions of this form, except *differentiated* additions, have been approved by the Colorado Real Estate Commission. (SPD 19-9-08) (Mandatory 1-09)

RE/MAX Professionals, Inc.

Buyer's Initials: \_\_\_\_\_  
5/22/2009 1:40 PM

Seller's Initials: [Signature] 0246 0826715420097

D.	ELECTRICAL & TELECOMMUNICATIONS	IN WORKING CONDITION			Age If Known	N/A	COMMENTS
		Yes	No	Do Not Know			
1	Security system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					X	
2	Smoke/fire detectors: <input checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	X					
3	Carbon Monoxide Alarm: <input checked="" type="checkbox"/> Battery <input checked="" type="checkbox"/> Hardwire	X					
4	Light fixtures	X					
5	Switches & outlets	X					
6	Aluminum wiring (110)					X	
7	Electrical: Phase <u>1</u> Voltage <u>220</u> Amps <u>150</u>	X					
8	Telecommunications (T1, fiber, cable, satellite)	X					
9	Inside telephone wiring & blocks/jacks	X					
10	Abandoned communication cables: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					X	
11	Ceiling fans	X					
12	Garage door opener	X					
13	Garage door control(s) # <u>2</u>	X					
14	Intercom/doorbell	X					
15	In-wall speakers					X	
16	220 volt service	X					
17	Landscape lighting	X					BACKYARD

E.	MECHANICAL	IN WORKING CONDITION			Age If Known	N/A	COMMENTS
		Yes	No	Do Not Know			
1	Air conditioning:						
	Evaporative cooler					X	
	Window units					X	
	Central	X					
	Computer room					X	
2	Attic/whole house fan					X	
3	Vent fans	X					
4	Humidifier	X					
5	Air purifier					X	
6	Sauna					X	
7	Hot tub or spa					X	
8	Steam room/shower					X	
9	Pool					X	
10	Heating system: Type <u>FORCED</u> Fuel <u>GAS</u> Type _____ Fuel _____	X					
11	Water heater: Number of <u>1</u> Fuel type <u>GAS</u> Capacity <u>50</u>	X					
12	Fireplace: Type <u>GAS</u> Fuel <u>GAS</u>	X					
13	Fireplace insert					X	
14	Stove: Type _____ Fuel _____					X	
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: _____ <input type="checkbox"/> Do not know					X	
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					X	
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type _____					X	
18	Overhead door	X					NEW 2007
19	Entry gate system					X	
20	Elevator/escalators					X	
21	Lift/hoist/crane					X	

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

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