

The printed portions of this form have been approved by the Colorado Real Estate Commission. (LC 18-6-01)

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: _____

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	Gas Grill						
8	Hood						
9	Microwave Oven						
10	Oven						
11	Range						
12	Refrigerator						
13	Room Air Conditioner						
14	T.V. Antenna • Owned • Leased						
15	Satellite System or DSS Dish • Owned • Leased						
16	Trash Compactor						
17							
18							

B.	ELECTRICAL SYSTEM	IN WORKING CONDITION					COMMENTS
		Not Included	Yes	No	Do Not Know	Age If Known	
1	Air Purifier						
2	Security System • Owned • Leased						
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						
10	Light Fixtures						
11	Switches & Outlets						
12	Interior 110 Volt Aluminum Wiring • Yes • No • Do Not Know						
13	Vent Fan(s)						
14	Sauna						
15	220 Volt Service • Yes • No • 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 _____ • Do Not Know						
9	Humidifier						
10	Propane Tank • Owned • Leased						
11	Radiant Heating System • Interior • Exterior Hose Type _____						
12							
13							

D. WATER SYSTEMS							
1	Type of Water Supply: • Public • Community • Well • Shared Well • Cistern • None • Other If the Property is served by a well, supply to Buyer a copy of the well permit. Well Permit # _____						
2	Other Water Rights included: • Yes • No						
3	Type of Sanitary Sewer Service: • Public • Community • Septic System • None • Other If the Property is served by an on site septic system, supply to Buyer a copy of the permit. • Tank • Leach • 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 • Yes • No • Do Not Know						
8	Galvanized Pipe • Yes • No • Do Not Know						
9	Pool						
10	Sump Pump						
11	Underground Sprinkler System						
12	Fire Sprinkler System						
13	Water Purifier						
14	Water Softener • Owned • 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? • Yes • No • Do Not Know				
4	Warranty transferable? • Yes • No • Do Not Know				
5	Expiration Date of Warranty: _____				
6	Roof material _____				
7					
8					

F.	ENVIRONMENTAL CONDITIONS Does Seller have any knowledge that the following	Yes	No	Do Not Know	COMMENTS
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conditions Now Exist or Have Existed:					
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 Storage Tank(s)				
8	Underground Transmission Lines				
9	Pets kept on the Property				
10	Dead or diseased trees or shrubs				
11	Designated Noxious Weeds				
12					
13					

G. STRUCTURAL CONDITIONS	Yes	No	Do Not Know	COMMENTS
Does Seller have any knowledge that the following conditions Now Exist or Have Existed:				
1	Landfill			
2	Mineshaft or Tunnel			
3	Within designated Flood Plain Area			
4	Sliding, settling, upheaval, movement or instability of earth, expansive soil			
5	Structural problems			
6	Any additions or alterations made without a required building permit			
7	Moisture and/or water problems in basement or crawl space			
8	Damage due to termites, other insects or rodents			
9	Damage due to wind, fire or flood			
10				
11				

H. OTHER DISCLOSURES	Yes	No	Do Not Know	COMMENTS
Does Seller have any knowledge that the following conditions Now Exist:				
1	Encroachments, boundary disputes, unrecorded easements			
2	Shared or common areas with adjoining properties			
3	Zoning Violations			
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	Legal action related to the Property			
9	Property is part of an owners' association			
10	Special assessments or increases in regular assessments approved by the owners' association, but not yet implemented			
11	Special improvements approved but not yet installed, which may become a lien against the Property			
12	Exterior Artificial Stucco			
13				
14				

Advisory to Buyers: The location and ownership of fences, hedges, etc., may become matters of dispute. A survey can be used to determine such matters.

Seller and Buyer understand that _____ (Broker's Company Name) in no way warrants or guarantees 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.

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 prior to closing. Seller hereby receipts for a copy of this Disclosure.

SELLER _____ **DATE** _____

Seller's Email Address _____

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's Email Address _____